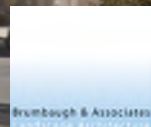


# SECOND & WALL

210 WALL STREET

DOWNTOWN DESIGN REVIEW BOARD  
RECOMMENDATION MEETING  
SEPTEMBER 20, 2016  
DPD #3020932





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PROJECT INFORMATION

ADDRESS: 210 WALL STREET  
DPD PROJECT #: 3020932

ARCHITECT:	LANDSCAPE ARCHITECT:	DEVELOPER:
ANKROM MOISAN ARCHITECTS	BRUMBAUGH & ASSOCIATES	AVALONBAY COMMUNITIES
1505 5TH AVE, STE 300	600 N 85TH STREET, STE 102	600 108TH AVE, STE 840
SEATTLE, WA 98101	SEATTLE, WA 98103	BELLEVUE, WA 98004
206.576.1600	206.782.3650	425.468.9463
CONTACT: DAVID KELLEY	CONTACT: MARK BRUMBAUGH	CONTACT: DEREK BOTTLES

DEVELOPMENT DETAILS

The proposed project is 24-story mixed-use building with below-grade parking. The basic program includes:

- Approximately 275 apartments
- Approximately 10,000 gsf of street-level commercial area
- Approximately 250 below-grade parking stalls

PROJECT GOALS

- Create a vibrant pedestrian and retail street experience for the neighborhood
- Develop a residential community appropriate for its place, that is “of the Belltown neighborhood”, and provides a playful, active environment for the local community to engage
- Reinforce concepts from the ‘growing vine street’ movement, emphasizing vine street as a pedestrian-oriented green street





VICINITY MAP

The project site is in Belltown on 2nd Avenue, between Wall Street and Vine Street. It is near the crest of the hill that slopes westward down to Elliott Bay, and in close proximity to South Lake Union and the main downtown core.





## EXISTING TOPOGRAPHY & PHYSICAL FEATURES

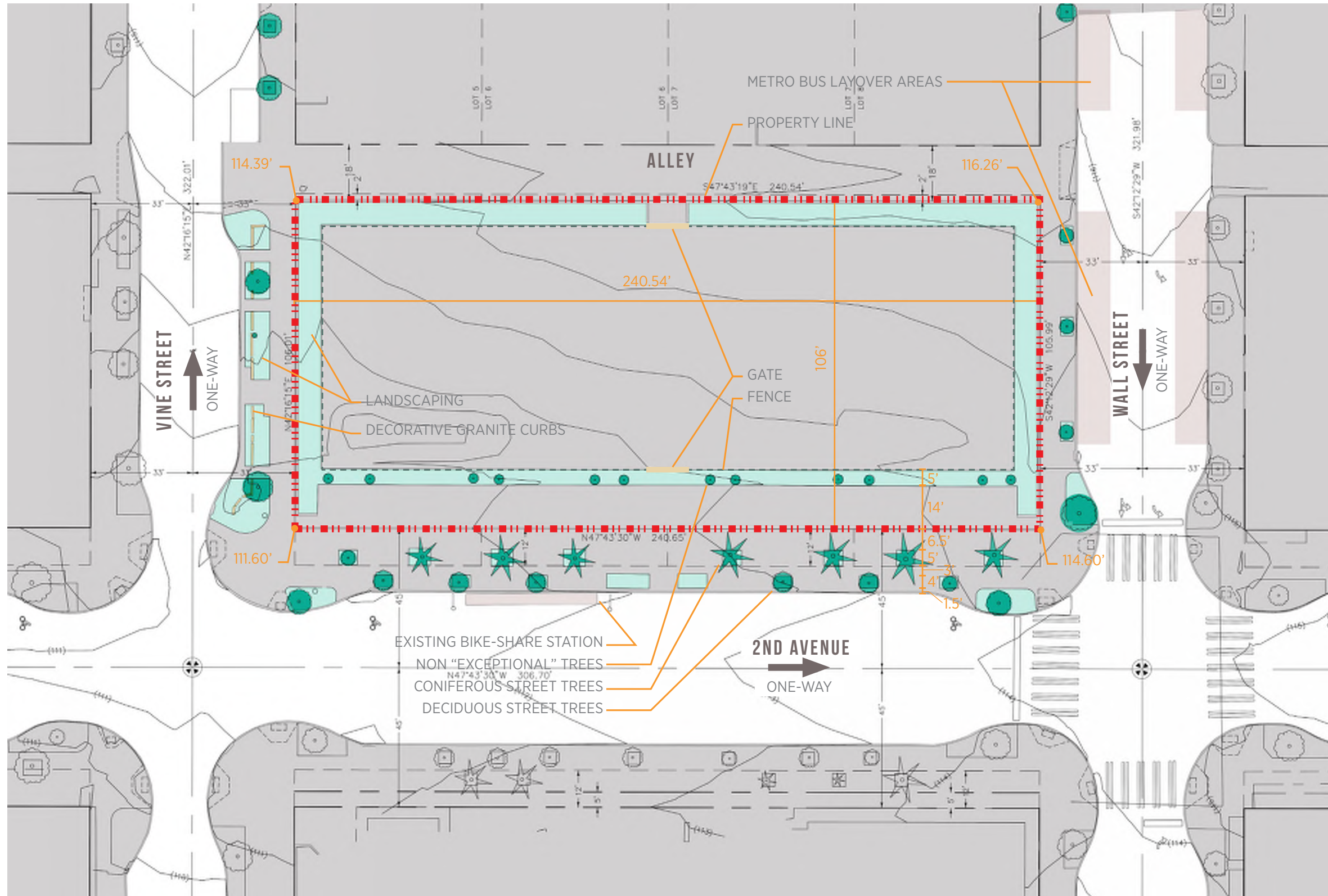
The site is currently vacant.

It is relatively flat, with about 2' upward slope north to south, and west to east.

A planting strip containing no significant trees, and fence surround a gravel field. Gate access is provided at the alley and 2nd Avenue.

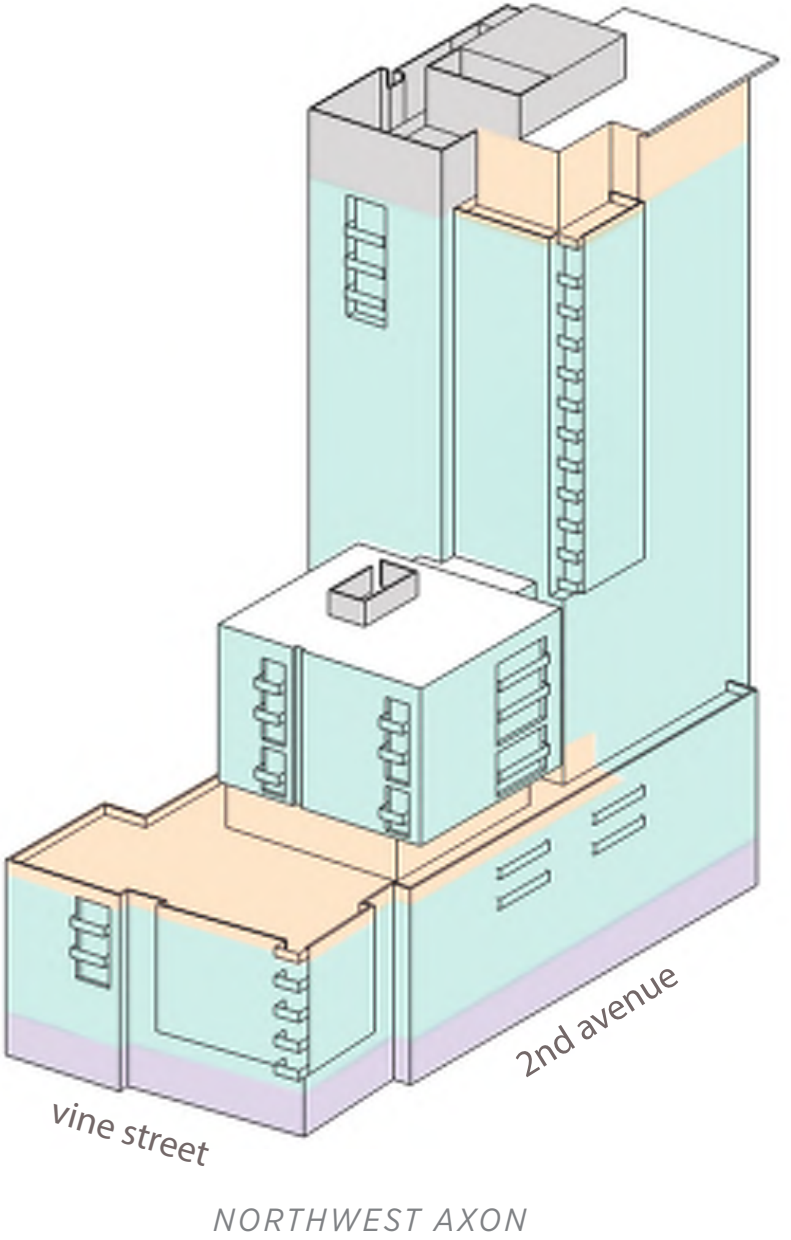
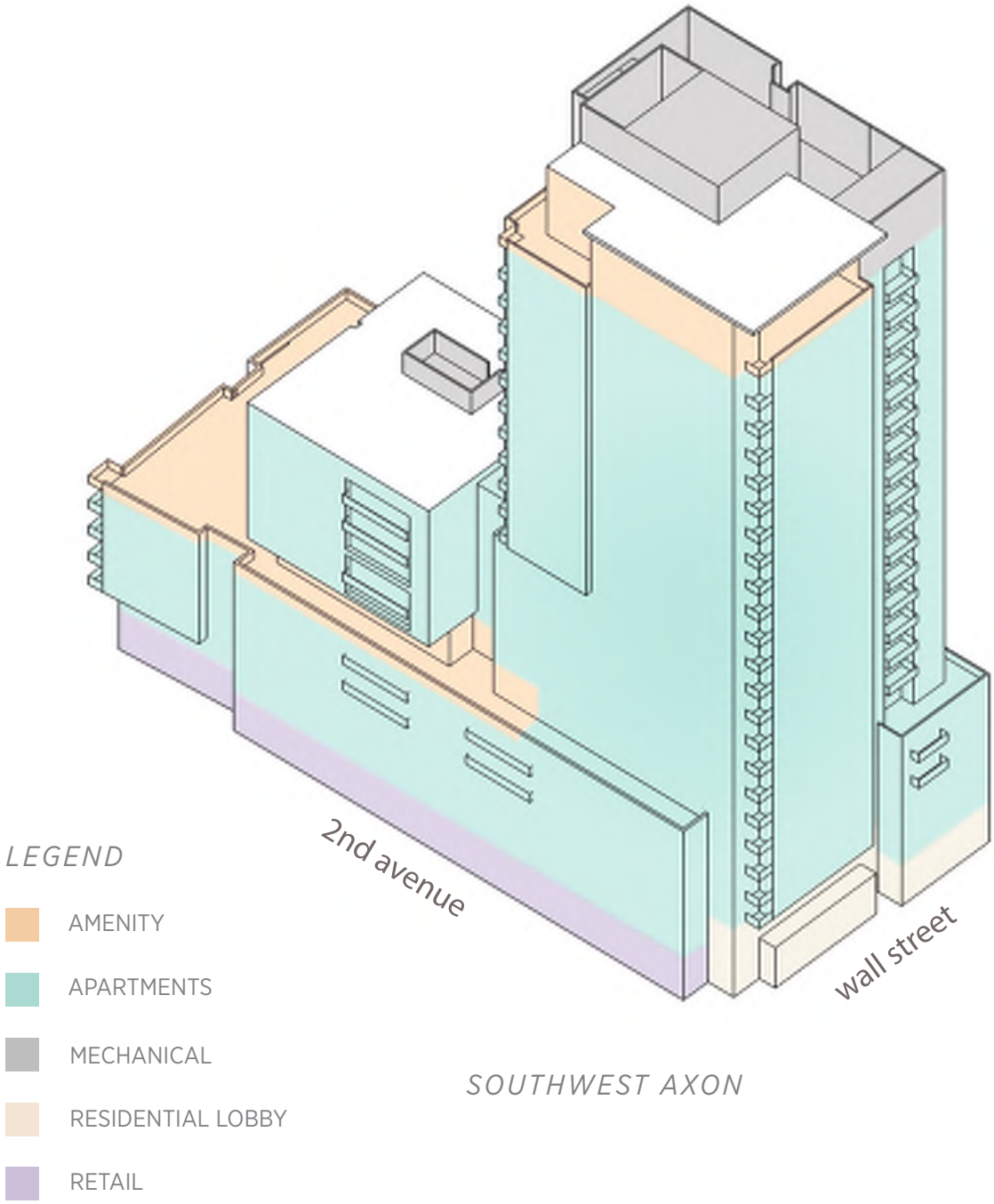
Metro Transit buses wait curbside along Wall Street for layover, and a bike-share station is located on 2nd Avenue.

There is good site access. Three sides are bordered by one way streets, with a two-way alley in the rear, and no topographic or natural barriers.





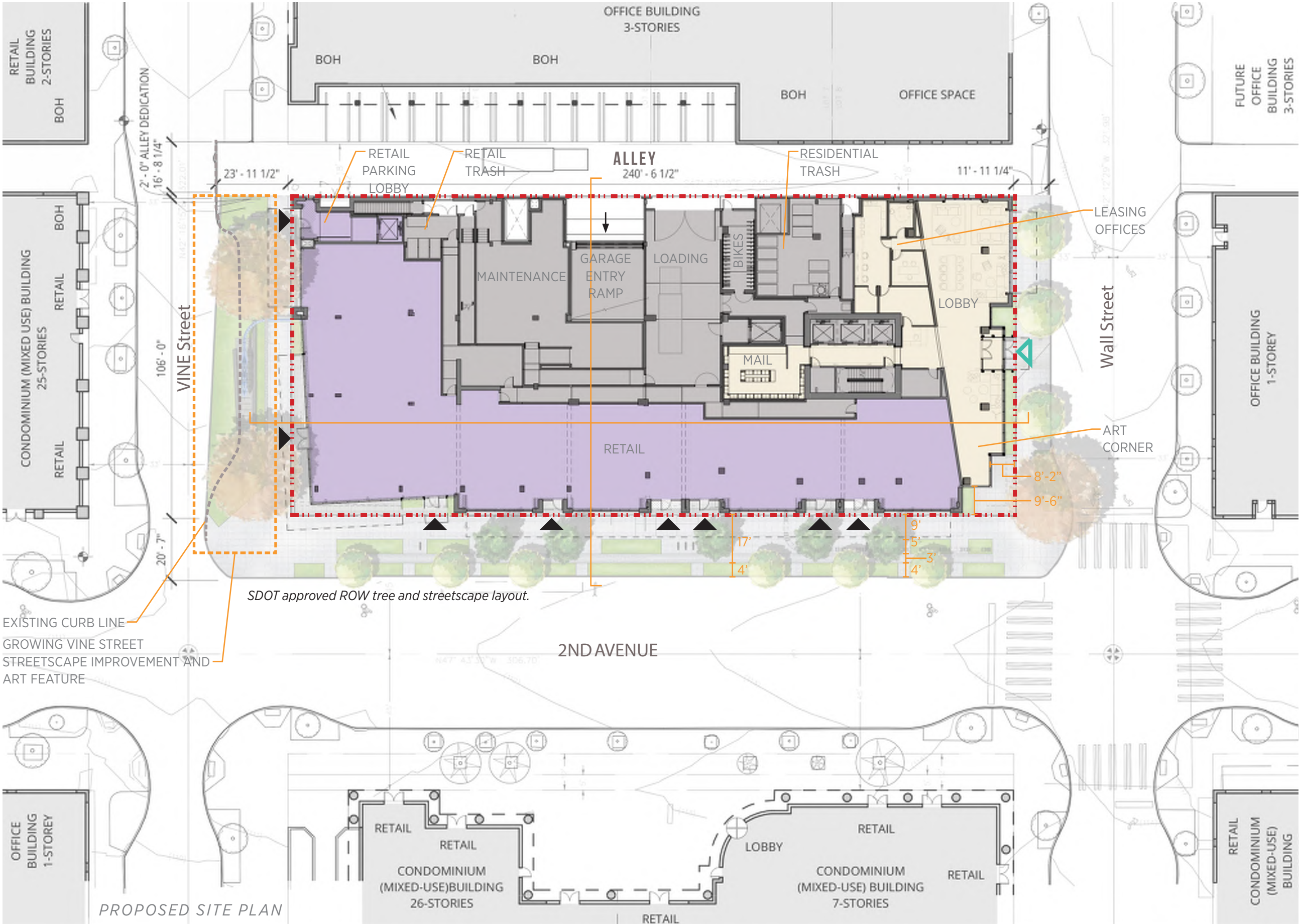
PROJECT OVERVIEW





PROPOSED  
SITE PLAN

- LEGEND
- ▶ RETAIL ENTRY
  - ◀ RESIDENTIAL ENTRY
  - PROPERTY LINE
  - AMENITY
  - APARTMENTS
  - BACK OF HOUSE
  - RESIDENTIAL LOBBY
  - RETAIL







N-S SECTION LOOKING EAST

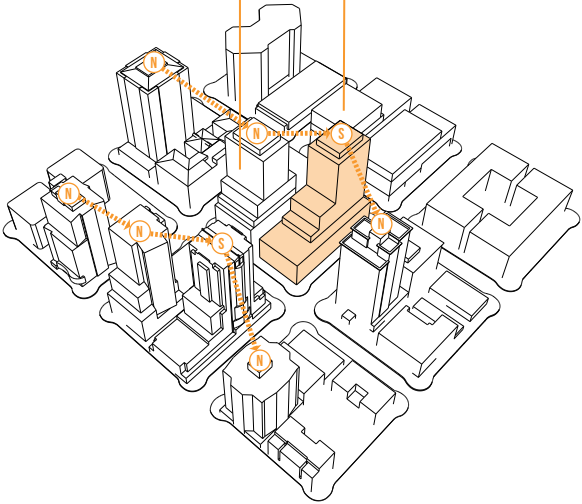
N-S SECTION

SOUTH TOWER LOCATION

Allows the most air and light to Vine Street green street.  
Least impact to neighboring towers' views.  
Neighborhood Support expressed at community meetings and EDG 1 Public Comment Period.  
Board support at EDG 2.  
Continues the existing neighborhood tower spacing rhythm.

REINFORCES  
NEIGHBORHOOD'S  
TOWER SPACING  
PATTERN AND RHYTHM

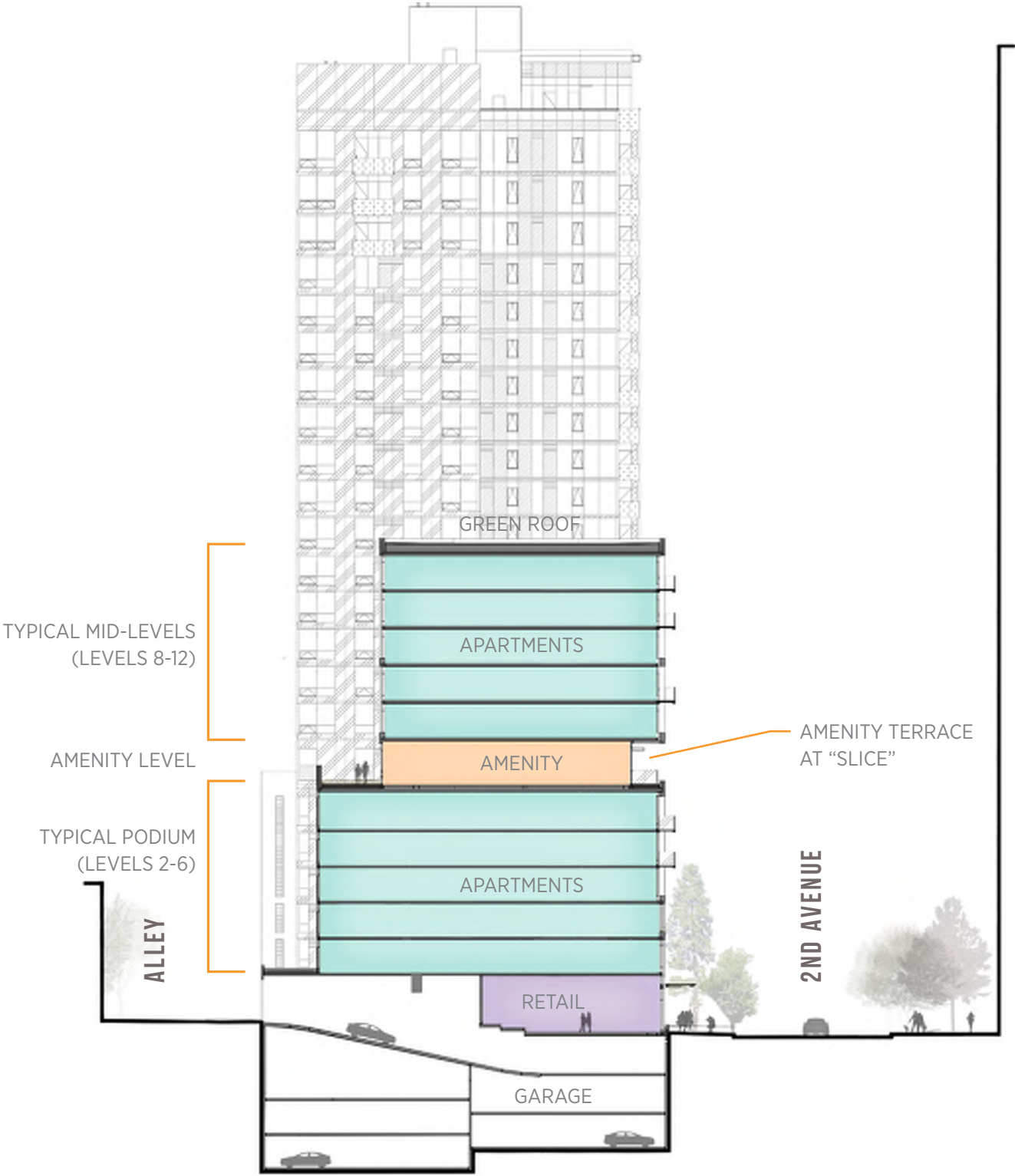
POTENTIAL  
FUTURE TOWER



NEIGHBORHOOD NW AERIAL



E-W SECTION



E-W SECTION LOOKING SOUTH



CONCEPT PART I



VIEW FROM LEVEL 24 AMENITY



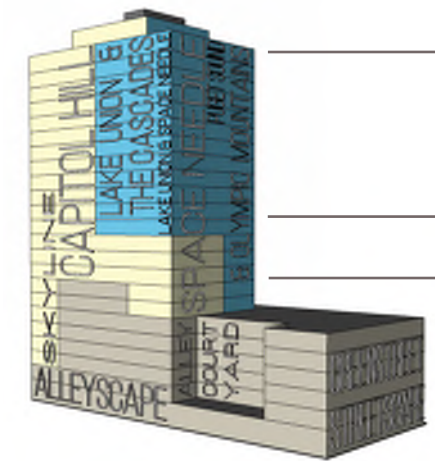
VIEW FROM ELLIOT BAY FERRY



240'

125'

85'



240'

125'

85'



NEIGHBORHOOD ANALYSIS

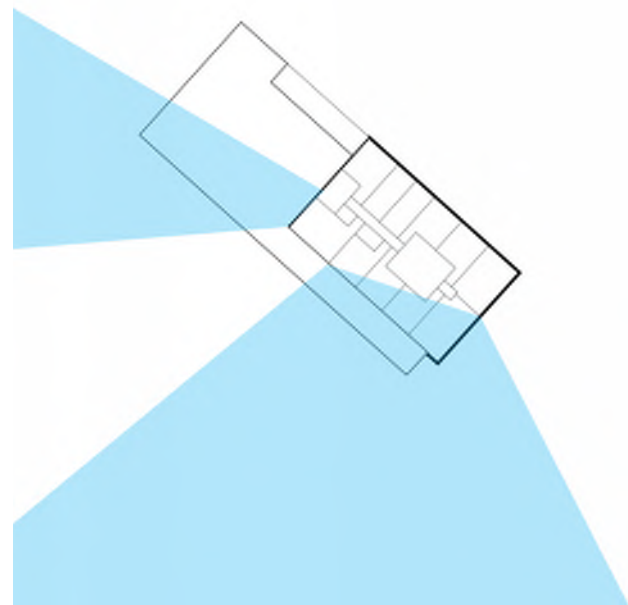
NEIGHBORHOOD ANALYSIS

Early studies of the project site revealed that the project would be visible from the bay, and would provide grand vistas for residents, along with beautiful sunsets and playful reflectivity of light off the water.

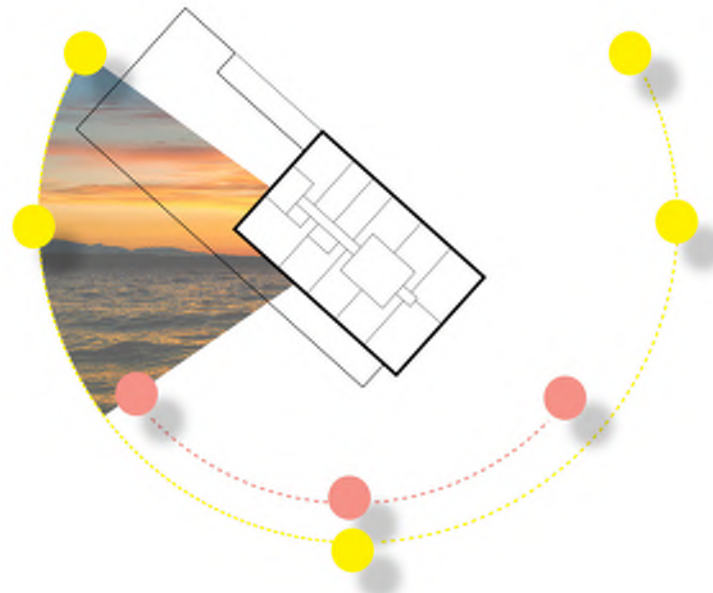
ACCESS TO VIEWS BETWEEN NEIGHBORING BUILDINGS.







ACCESS TO PANORAMIC WATER VIEWS.



ACCESS TO LIGHT & ORIENTATION  
TOWARDS SUNSET.

## CONCEPT PART I

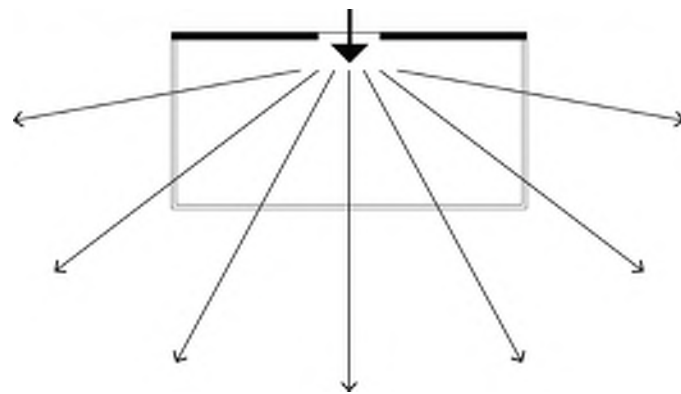
### VIEW ANALYSIS

Analysis of view opportunities inform different design strategies to be employed for apartment views, and exterior materiality. Water views to the west are given a “panoramic” treatment. City views allow a unique opportunity to be “framed” or “discovered”. These themes guided the design, from apartment layout to exterior materiality and window placement.

### VIEW TYPES

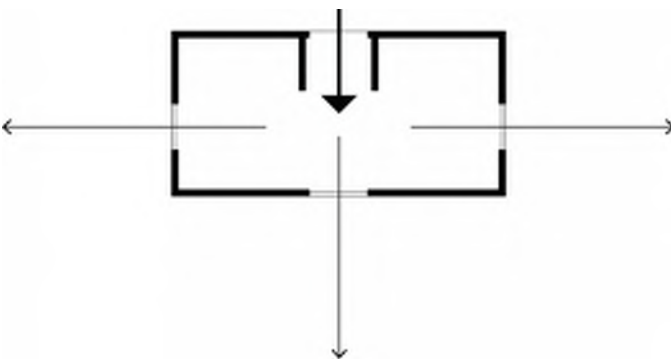
#### PANORAMA

Provides sweeping views of the water immediately visible upon entering a space



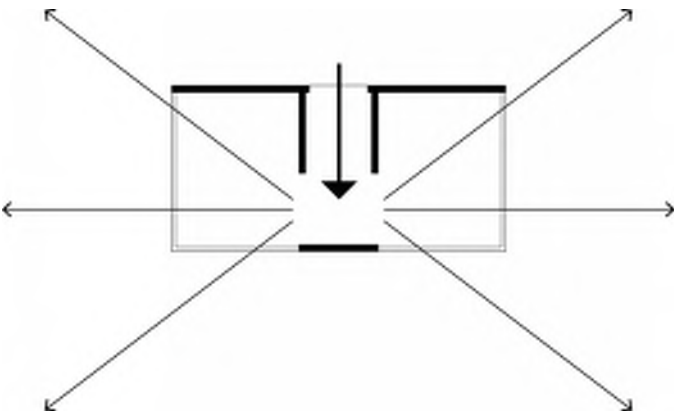
#### FRAMED

Views that highlight a particular landmark or perspective



#### DISCOVERY

Where a panoramic view is slowly revealed as one moves further into a space

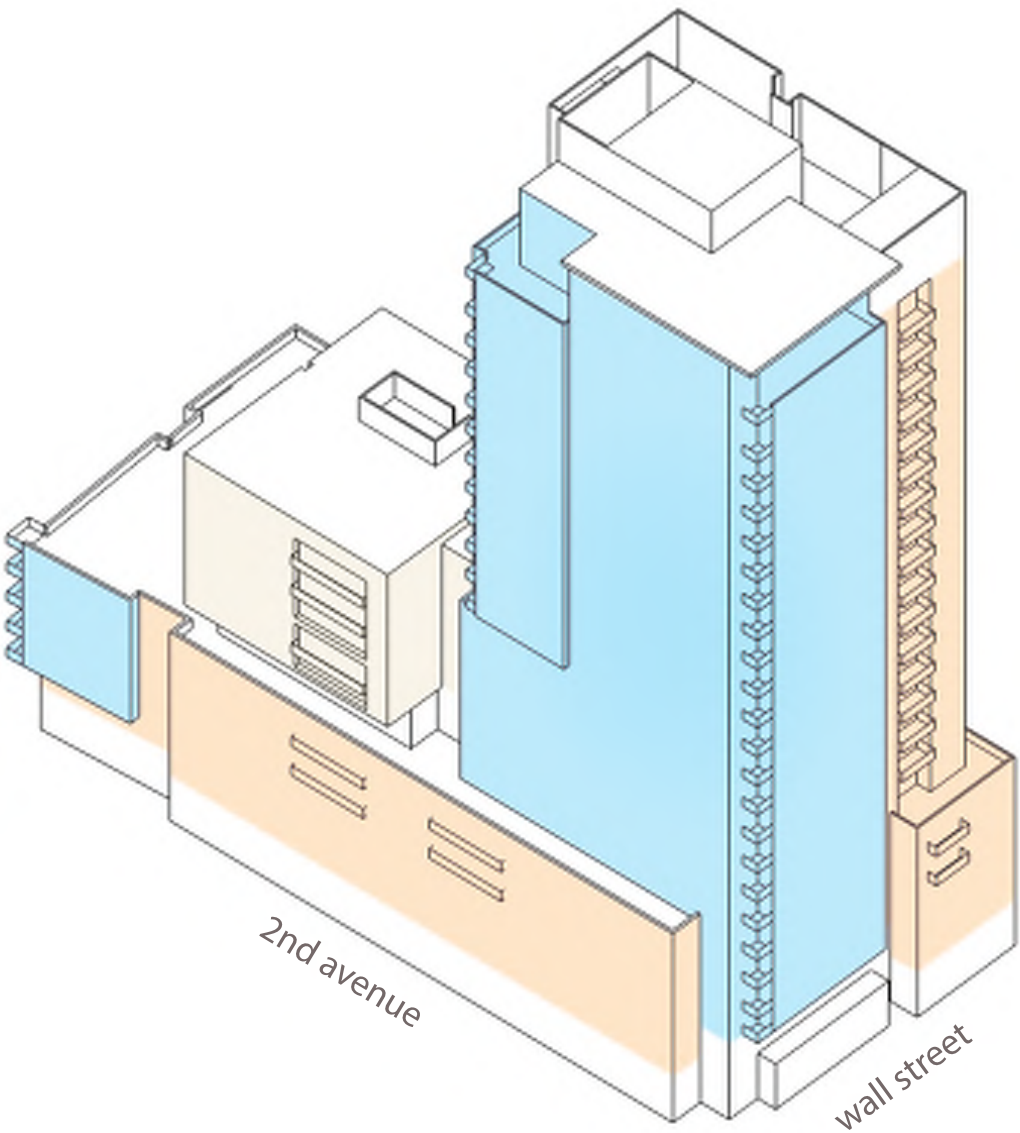




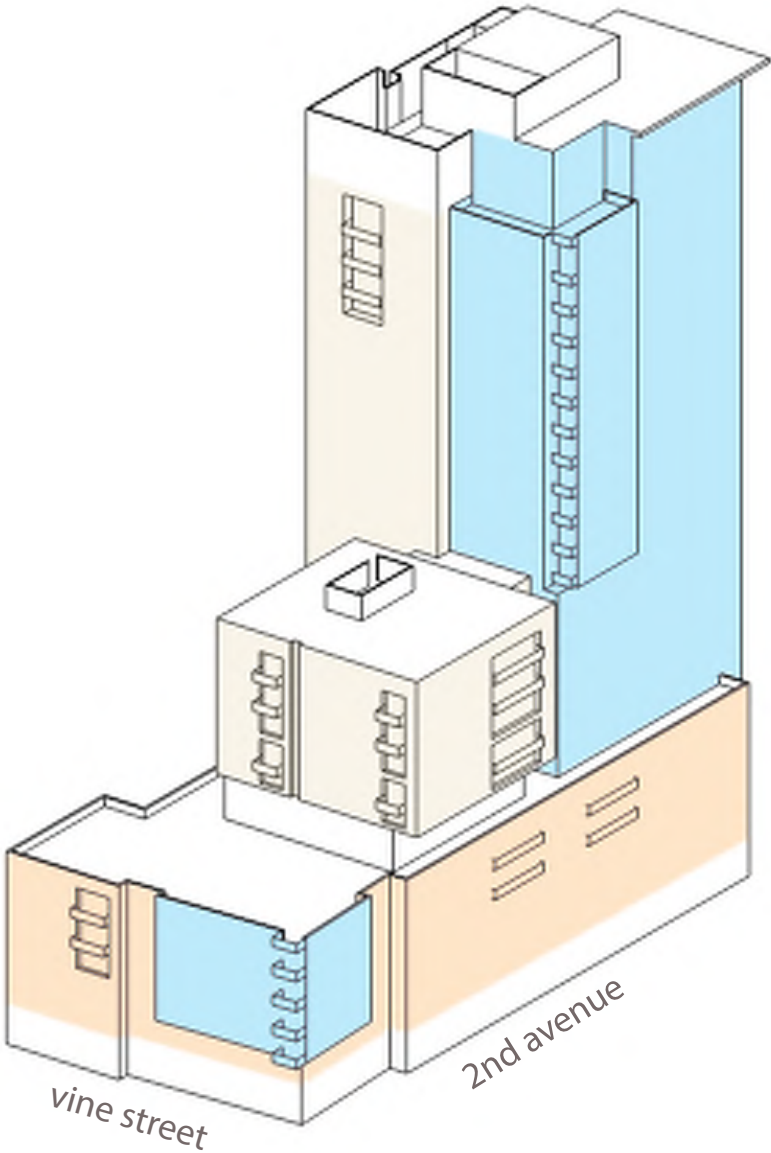
VIEW TYPES APPLIED

ANALYSIS APPLIED

This led to a play of reflective and absorptive facade treatments based on the view opportunities for particular portions of the building.

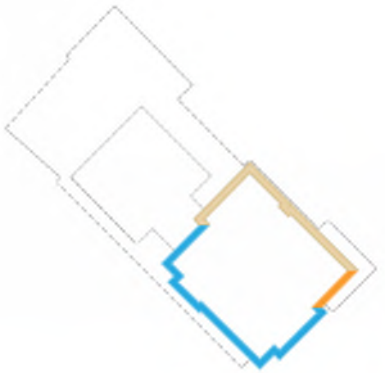


SOUTHWEST AXON

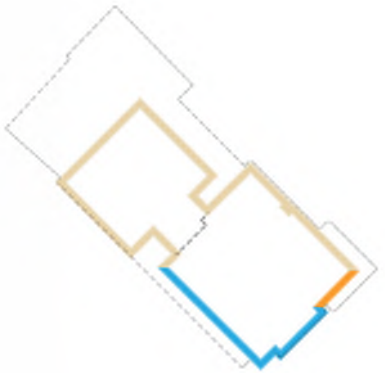


NORTHWEST AXON

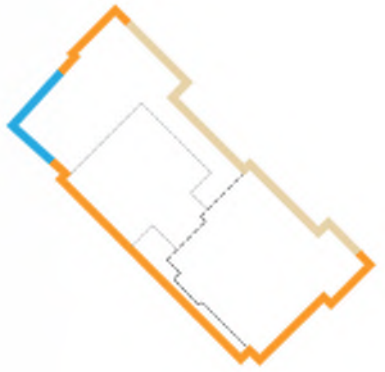
- PANORAMA
- DISCOVERY
- FRAMED



TOWER



MID-LEVELS



PODIUM



PANORAMA PALETTE - WEST TOWER & PODIUM NW CORNER



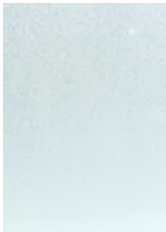
WINDOW WALL  
CENTER-SET  
GLAZING



WINDOW WALL  
CLEAR VISION &  
MATCHING SPANDREL GLASS



ACCENT SPANDREL 1 &  
METALLIC COPPER BACK-  
PAINTED GLASS



ACCENT SPANDREL 2  
METALLIC SILVER BACK-  
PAINTED GLASS



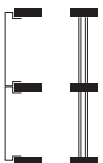
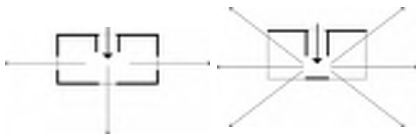
BALCONY & CANOPY GLASS  
COPPER METALLIC FRIT  
(OR LIKE) WITH GRADIENT  
PATTERN



MULLIONS  
SILVER

MATERIAL PALETTE  
BY VIEW TYPE

FRAMED & DISCOVERY PALETTE - EAST TOWER



WINDOW WALL  
PROJECTED METAL  
PANEL & CENTER-  
SET GLAZING



WINDOW WALL  
PROJECTED  
METAL PANEL:  
THREE GREY FINISHES

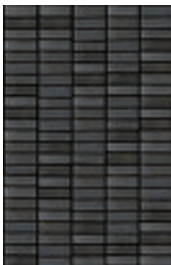
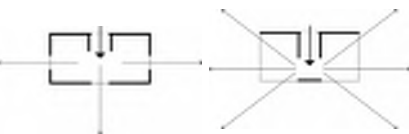


MULLIONS  
HIDDEN BY PROJECTED METAL  
PANEL,  
SILVER WHEN VISIBLE AT GLAZING  
AND LOUVERS



WINDOW WALL  
SILVER TINTED VISION &  
MATCHING SPANDREL GLASS

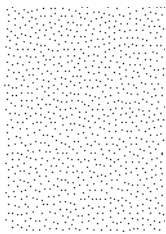
FRAMED & DISCOVERY PALETTE - PODIUM & MID-LEVEL CUBE



BRICK WALL  
'DARK IRON SPOT'  
STACKED BOND



BALCONY & CANOPY GLASS  
SILVER METALLIC FRIT (OR  
LIKE) WITH GRADIENT  
PATTERN



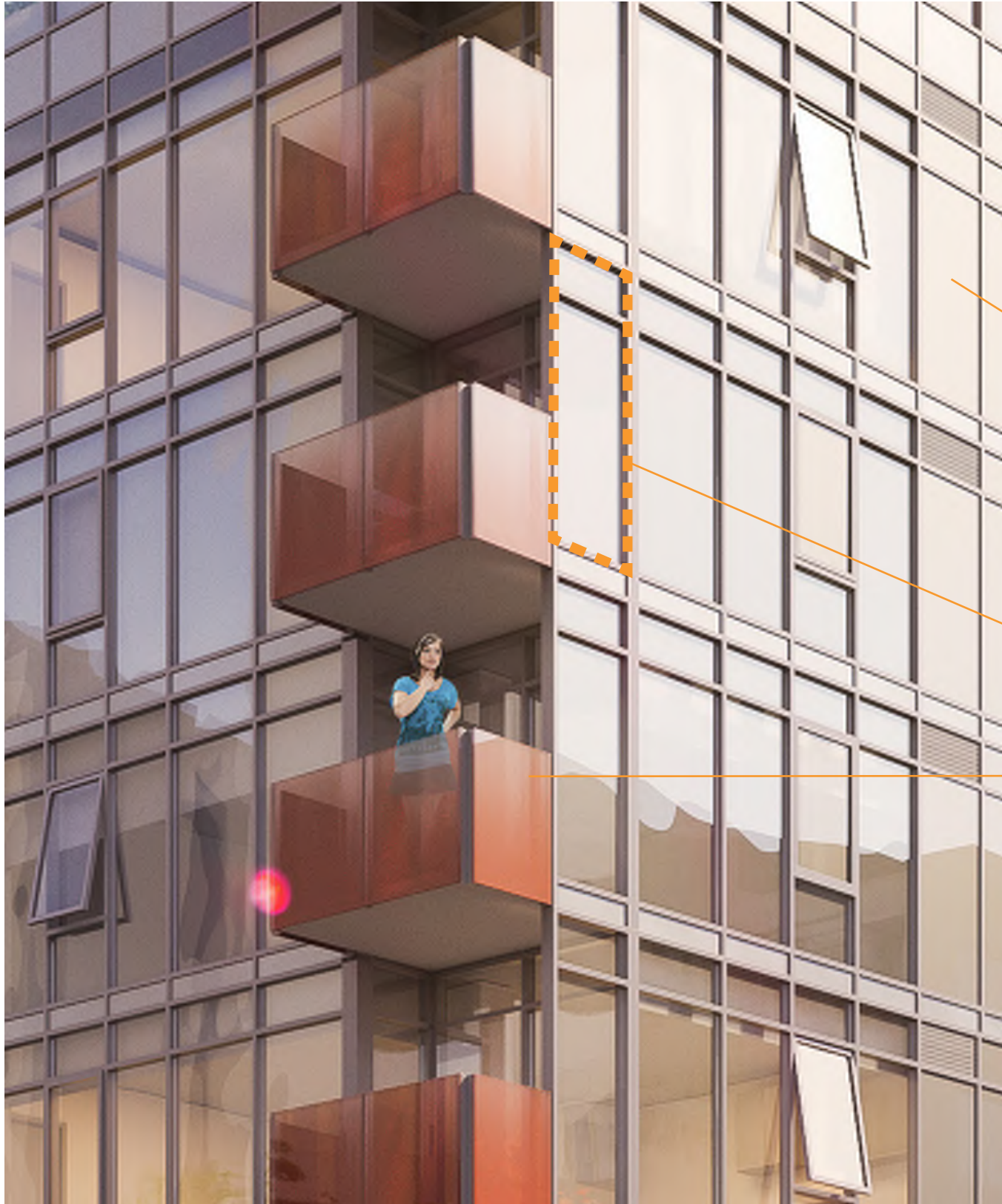
AMENITY SOFFIT  
REFLECTIVE METAL PANEL



WINDOW WALL  
MULLIONS & STEEL  
DETAILS BLACK



BALCONIES AT “PANORAMA” APARTMENTS



SPANDREL GLASS AT OPAQUE SECTIONS OF WALL TO MATCH APPEARANCE OF VISION GLASS--PROVIDING ALL-GLASS APPEARANCE AT PANORAMA APARTMENTS

THE WINDOW WALL EXTENDS TO PARTIALLY ENCLOSE CORNER BALCONIES FOR WIND-SCREENING

REFLECTIVE METALLIC FRIT ON THE GUARD RAIL GLASS PROVIDES PRIVACY WHILE PRESERVING VIEWS OUT OF THE BUILDING, AND PROVIDES VISUAL INTEREST

PERSPECTIVE OF PANORAMA CORNER BALCONIES

PANORAMA

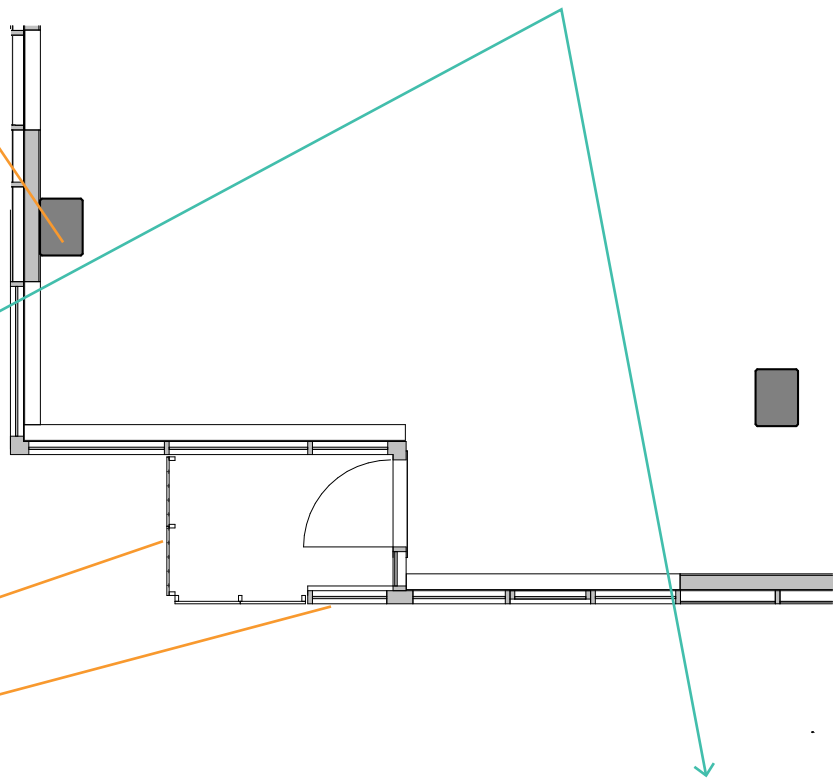
Apartments with the best opportunity for panoramic views--mainly those with unobstructed water views--are detailed to fully capture those views.

The exterior wall is treated with floor-to-ceiling windows, and a glassy, transparent appearance from the exterior.

COLUMNS PULLED AWAY FROM CORNERS FOR UNOBSTRUCTED VIEWS.

METALLIC FRIT ON GLASS GUARD RAILS

GLASS SCREEN PROVIDES WIND-PROTECTION AND LIGHTENS THE FEEL OF THE MASSING



PLAN OF CORNER BALCONY



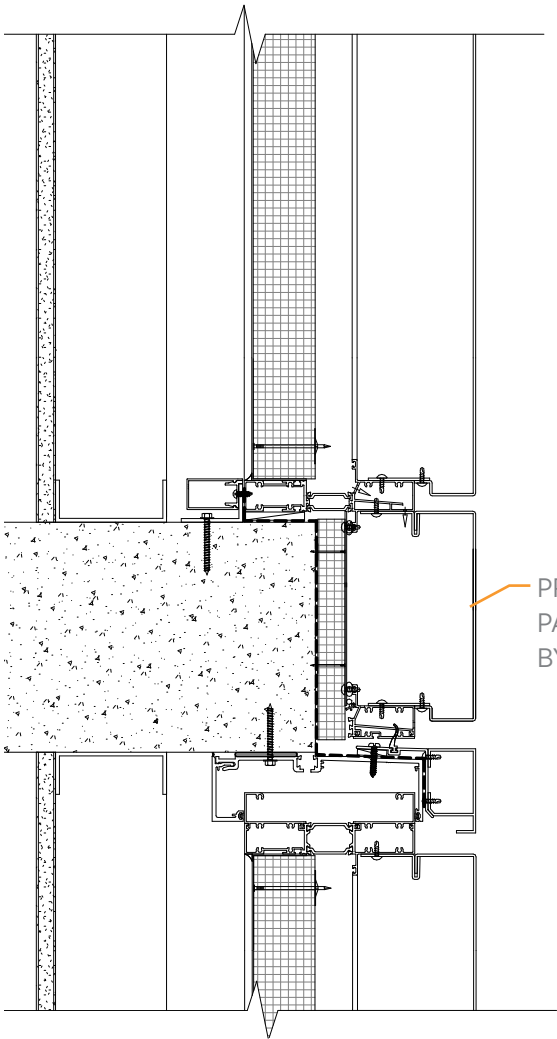
PROJECTED METAL PANEL WINDOW WALL SYSTEM



PUNCHED-WINDOW APPEARANCE FOR  
FRAMED AND DISCOVERY APARTMENTS

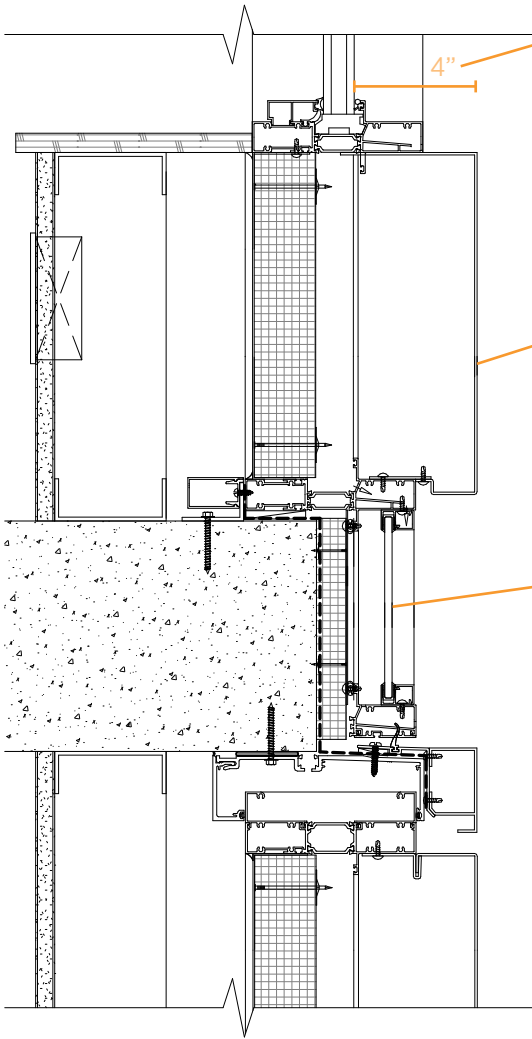
PROJECTED METAL PANEL TYPICAL  
AT SLAB EDGE BY-PASS

EVERY 3RD FLOOR IS GROUPED WITH  
SPANDREL GLASS SLAB EDGE BY-PASS



PROJECTED METAL  
PANEL SLAB EDGE  
BY-PASS

PROJECTED METAL PANEL AT SLAB EDGE



PROJECTED METAL  
PANEL PROVIDES  
EXTRA DEPTH AT  
WINDOWS

PROJECTED METAL  
PANEL IN WINDOW-  
WALL SYSTEM

SPANDREL GLASS  
SLAB EDGE BY-PASS

SPANDREL GLASS AT SLAB EDGE

FRAMED & DISCOVERY  
AT TOWER

Apartments without panoramic view opportunities are detailed to provide framed-view and discovery-view treatment.

A window-wall system with projected metal panel is used in the tower to create depth around windows, picking up on the depth of framed and discovery apartments in the podium and mid-level brick.

PERSPECTIVE OF FRAMED & DISCOVERY TOWER TREATMENT



BALCONIES AT “FRAMED” & “DISCOVERY” APARTMENTS



PERSPECTIVE OF PODIUM BOLT-ON BALCONIES

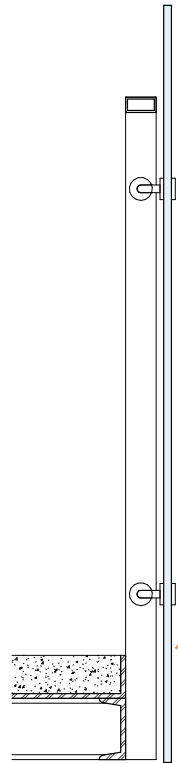
- 7” AND 20” DEEP RECESSES ADD DEPTH TO WINDOWS CREATING MASS, AND DEVELOPS OFF THE “FRAMED” AND “DISCOVERY” DESIGN CONCEPT
- AMENITY SLICE AND REFLECTIVE SOFFIT PROVIDE ACTIVITY AND LIVELINESS VISIBLE FROM PEDESTRIAN REALM BELOW
- LOUVERS INTEGRATED INTO THE FACADE ADD TO CONSISTENT RHYTHM ALONG 2ND AVENUE AND PROVIDE APARTMENT VENTING
- RECESSED STEEL BALCONIES WITH GLASS GUARDRAIL
- GRADIENT FRIT PROVIDES PRIVACY SCREENING WHILE ALLOWING VISIBILITY FROM WITHIN APARTMENTS
- METAL PANEL DIVIDERS AT DOUBLE BALCONIES
- STRUCTURE AND GUARD RAIL SPAN ACROSS DOUBLE BALCONIES FOR VISUAL CONSISTENCY WITH LARGE BALCONIES AT MIDLEVEL CUBE ABOVE

**FRAMED & DISCOVERY  
AT PODIUM  
AND MID-LEVELS**

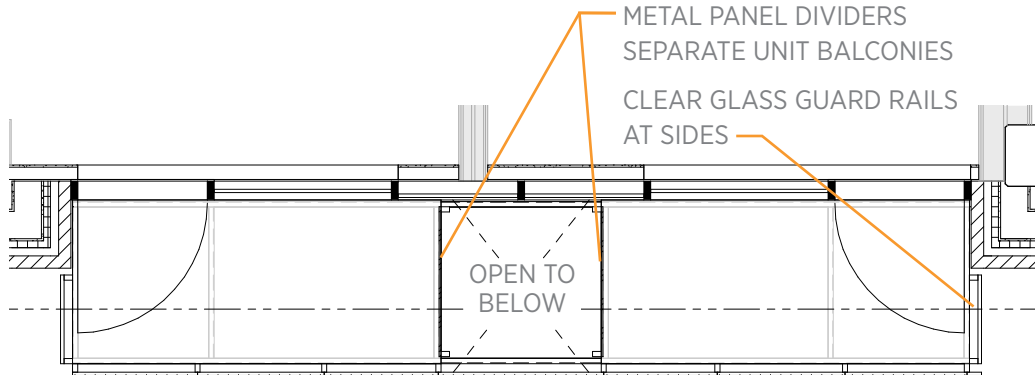
Apartments without panoramic view opportunities are detailed to provide framed-view and discovery-view treatment.

Depth around windows for a punched-window treatment expresses framed views.

Detailing at the brick massing is modern while relating to the industrial mass warehouse character from Bell Town’s past.



DETAIL OF GUARD RAIL ATTACHMENT



BOLT-ON BALCONY PLAN

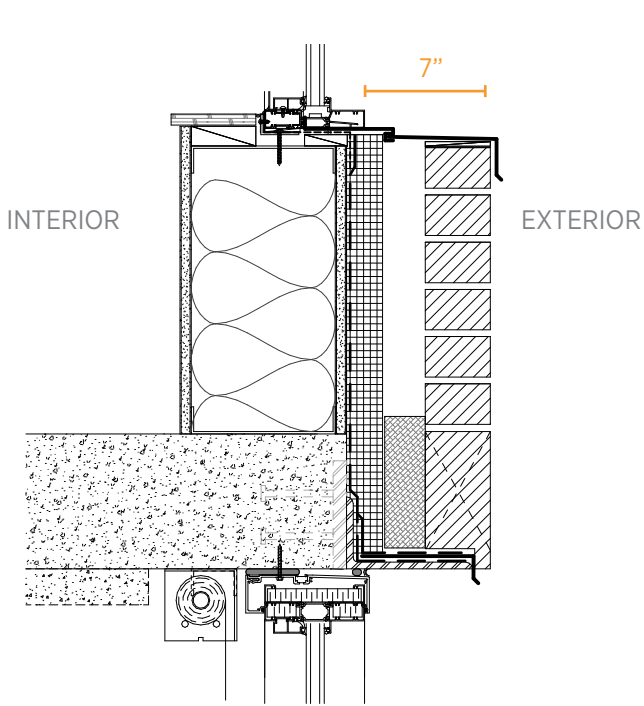




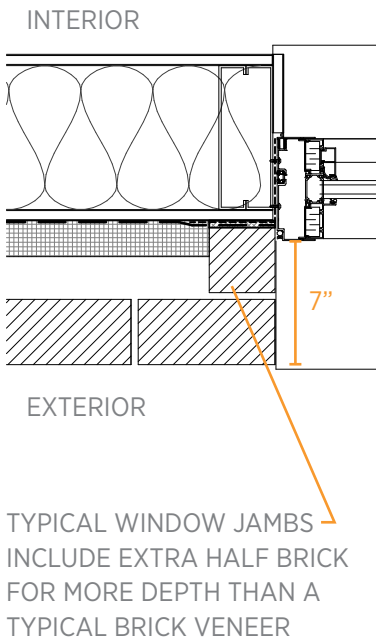
**FRAMED & DISCOVERY  
AT PODIUM  
AND MID-LEVELS**

7" INSETS TYPICAL AT BRICK WINDOWS

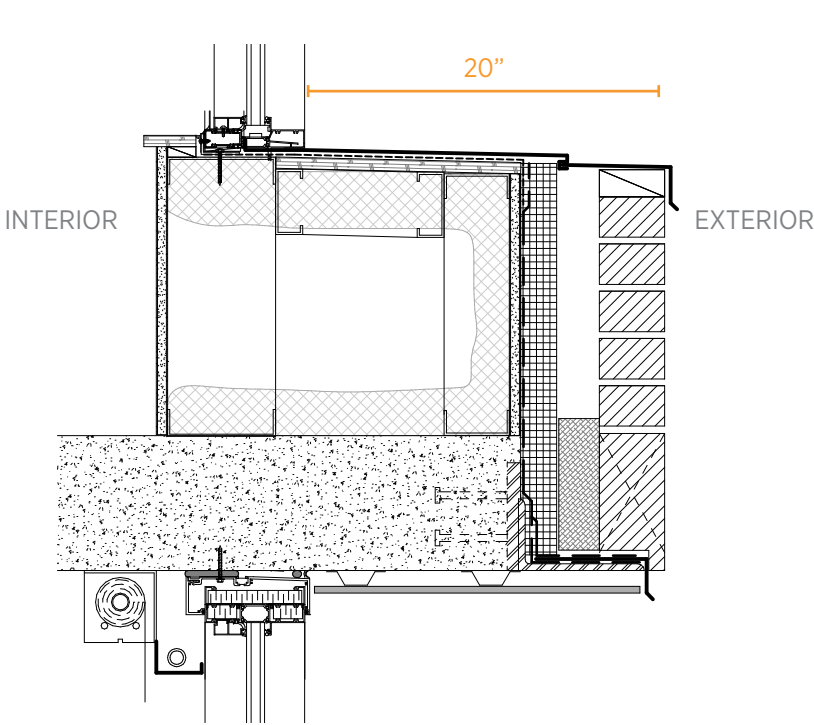
20" INSETS AT BRICK BALCONIES



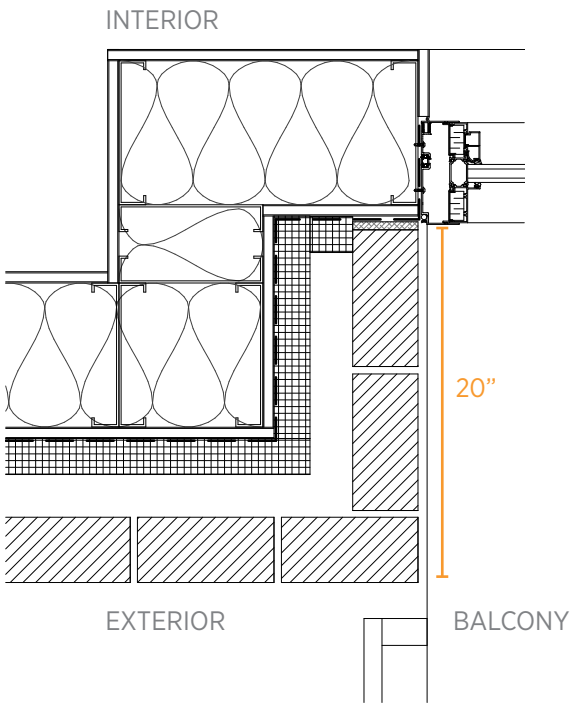
HEAD AND SILL SECTION DETAIL



JAMB PLAN DETAIL



HEAD AND SILL SECTION DETAIL



JAMB PLAN DETAIL



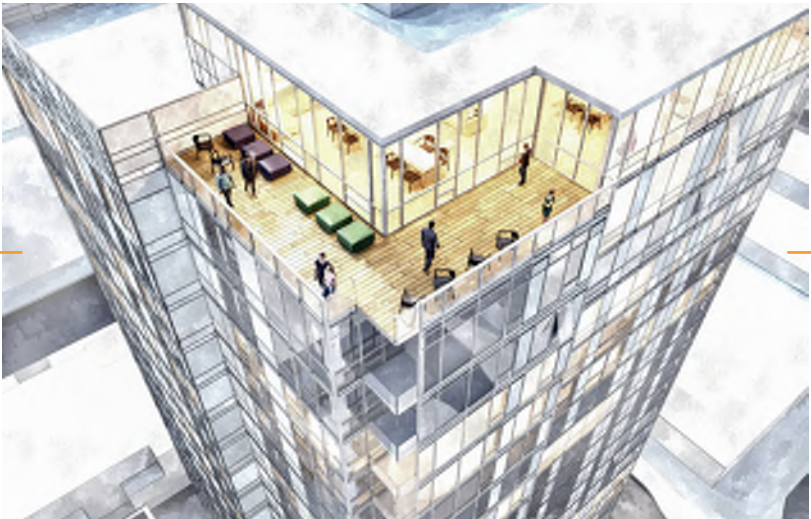
SUPPORTED BY THE  
BOARD AT EDG 2

The following items were supported by the Design Review Board at the second Early Design Guidance meeting.

- 1 1.a). Massing, floor plate, & south tower location.
- 2 1.b). Reduced floor plate size & facade length.
- 3 1.b). Verticality & tower modulations.
- 4 1.b). Mid level cube.



- 5 1.b). SE corner element that wraps corner.



- 6 1.c). Rooftop forms & decks





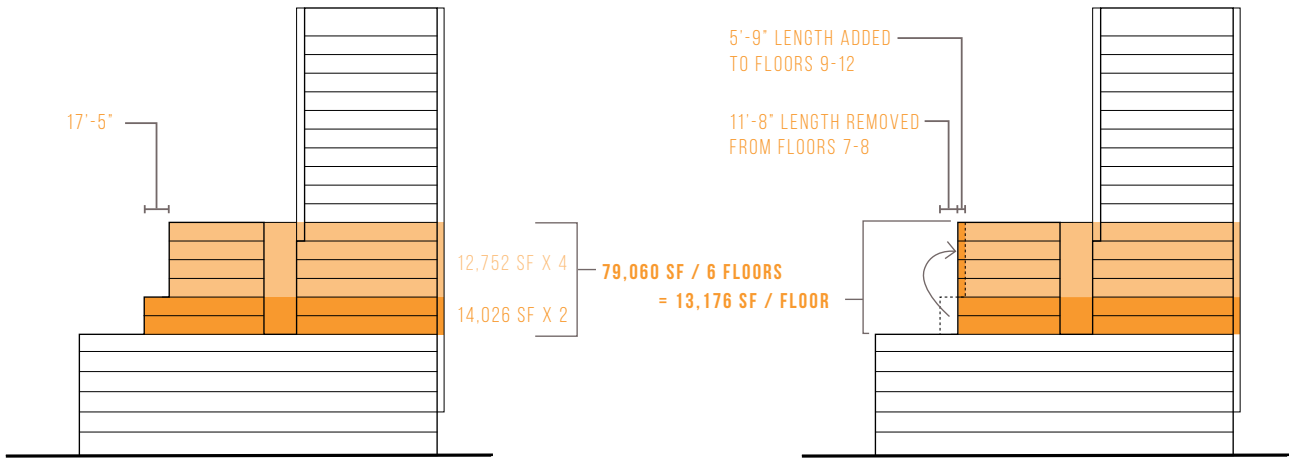
7 3.d). Canopies



8 Departure # 1: Mid Level Coverage

CODE COMPLIANT COVERAGE

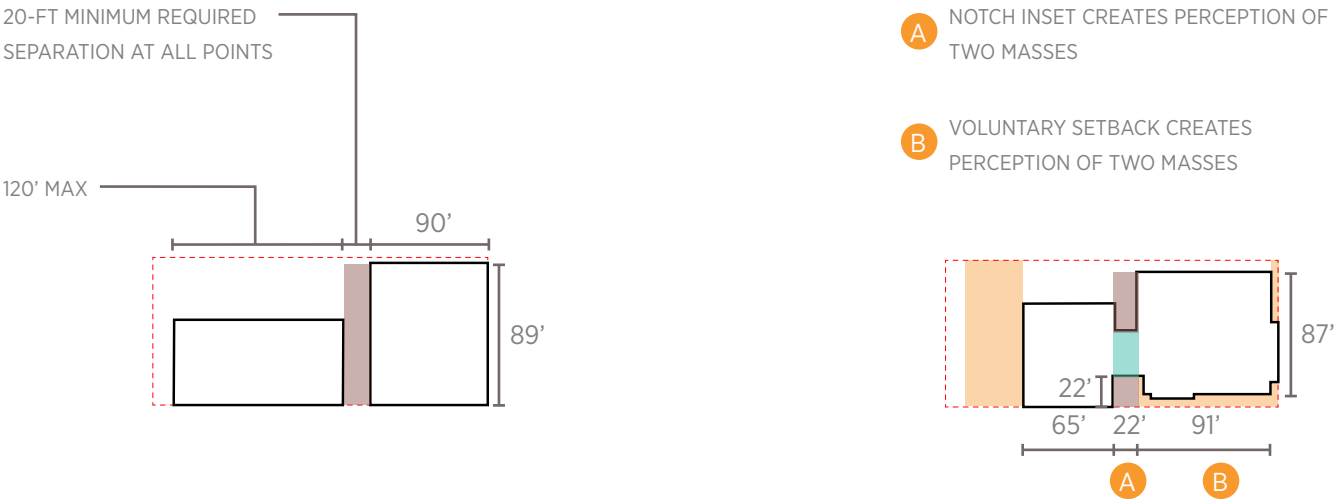
PREFERRED OPTION COVERAGE



9 Departure # 2: Facade Width & Separation

CODE COMPLIANT FACADE WIDTH

PROPOSED FACADE WIDTH





## EDG 2 GUIDANCE

The below order will be used to respond to the EDG 2 comments and recommendations shown on the following page.

### TOWER COMMENTS

- 1 1.b).The Board recommended more complete elevations and perspectives of all tower sides.
- 2 1.c).The Board supported the rooftop forms and decks shown. The screened mechanical portions must be well integrated with the tower composition and materiality.
- 3 1.b).The facade treatment of the “notch” between the cube and the tower should read as a minor ‘background material’.

### MID-LEVEL COMMENTS

- 4 2.b).The level 13 green roof top requires further study of the stair overrun to better integrate it into the North wall of the mid-level ‘cube’.
- 5 2.b).Reduce the level 13 stair overrun height.
- 6 2.b.).Level 7 amenity deck should include canopy trees along the North and Northeast alley to buffer neighbors and provide texture visible from the Green Street below.
- 7 1.b).The L7 reveal should not be interrupted by privacy screens or other interruptions.

### PEDESTRIAN LEVEL COMMENTS

- 8 3.b).Residential lobby entrance (on South side, not shown in this image) should shift East and be composed as a legible, distinctive address under the tower form.
- 9 3.b).Ground floor retail should wrap the SW corner with doors accessing onto Wall Street.
- 10 3.d).The Southwest corner should include a wrapping canopy.
- 11 3.a).The Board endorsed the deeply recessed storefronts, and supported a consistent rhythm of pier widths rather than the two widened piers along 2nd Avenue.
- 12 1.b).The Board supported the Southeast corner element, and recommended studying the materiality of the Northeast corner which has a similar condition.



NW PERSPECTIVE FROM EDG #2 DESIGN



THEME 1 TOWER LEVEL	THEME 2 MID-LEVEL	THEME 3 PEDESTRIAN LEVEL	ADDITIONAL GUIDANCE MATERIALS & DETAILS
<p>a). APPLICANT PREFERRED SOUTH TOWER LOCATION The Board supported the massing and applauded how it had evolved from EDG 1.</p> <p>b). SUPPORT FOR PLATE SIZE &amp; VERTICALITY The Board strongly supported the reduced plate size, and the verticality and modulation proposed.</p> <p>The Board strongly endorsed the mid-level ‘cube’ and the horizontal slot/reveal at level 7. The facade treatment between the cube and the tower should read as a minor ‘background material’</p> <p>The Board supported the SE corner element, and agreed it should wrap the alley facade. A similar condition occurs at the NE corner, study it in relation to the entire east facade.</p> <p><b>RECOMMENDATION 1: EAST ELEVATION</b> “Provide complete alley/east elevations, and continue the plane changes, modulation and verticality composition shown on the South, West and North elevations; include the ‘mass wall’ material at the Southeast corner and indicate materials on the Northeast corner.”</p> <p>c). TOWER ROOFTOP The Board supported the rooftop forms and decks shown. The screened mechanical portions must be well-integrated with the tower composition and materiality.</p> <p><b>RECOMMENDATION 6: ARTICULATION</b> “Provide large scale, dimensioned upper floor plans to verify the massing shifts and reveals will be as legible as the perspectives suggest.”</p>	<p>a). [comment excluded, only applicable to preferred design presented at EDG 1]</p> <p>b). ROOFTOP AMENITIES The Board supported the basic designs shown for the 3 rooftops, with the following refinements:</p> <p><b>RECOMMENDATION 5: LEVEL 7 AMENITY</b> “Provide more detailed plans of the residential lobby and adjacent lease space, and the level 7 amenity interior, to verify how the uses interface with the exterior.”</p> <p><b>RECOMMENDATION 10: LEVEL 7 LANDSCAPING</b> “Add trees on the North and East edges of the level 7 amenity deck, and consider light pergolas, feature walls or other non-vegetative elements to provide cover and define rooms.”</p> <p><b>RECOMMENDATION 8: LEVEL 13 STAIR</b> “Integrate the stair element better on the North elevation and reduce its visible over-run height; consider shifting the stair element south to be off the North wall plane, at the level 13 parapet at minimum.”</p>	<p>a). STOREFRONT VARIETY AND ARTICULATION The Board endorsed the setbacks and ground floor articulation, in particular the deeply recessed storefronts between mass wall piers.</p> <p><b>RECOMMENDATION 3: RETAIL BAYS</b> “Generally follow the setbacks and ground level plan shown on pg 23, but revise the two wide piers shown on 2nd Avenue to match the typical pier width and rhythm.”</p> <p>b). RESIDENTIAL LOBBY LOCATION The Board agreed the ground floor retail should wrap the southwest corner, and the residential lobby entrance should shift east and be composed as a legible, distinctive address under the tower form.</p> <p><b>RECOMMENDATION 2: CORNER OF 2ND AND WALL</b> “Wrap the retail use and access doors onto the Wall Street corner at the Southwest corner.”</p> <p><b>RECOMMENDATION 4: RESIDENTIAL ENTRY</b> “Shift the South residential lobby entrance East and compose it with a distinctive, identifiable character to the street, scaled to the tower above.”</p> <p><b>RECOMMENDATION 5: RESIDENTIAL LOBBY</b> “Provide more detailed plans of the residential lobby and adjacent lease space, and the level 7 amenity interior, to verify how the uses interface with the exterior.”</p> <p>c). [comment excluded, only applicable to preferred design presented at EDG 1]</p> <p>d). CONTINUOUS WEATHER PROTECTION The Board supported the canopies as shown, but given the recommendations under 3b above, the southwest corner should include a wrapping canopy.</p>	<p><b>RECOMMENDATION 7: BALCONIES</b> “Provide large scale sections, materials and details of the proposed balconies, to verify they do not detract from the clear reading of the mid-level cube.”</p> <p><b>RECOMMENDATION 9: CORNER OF 2ND AND VINE</b> “Study the specific materiality of the gray background planes that recess behind the northwest ‘glass cube’; the cube has a generally supported character.”</p>

THEME 1  
TOWER LEVELS

TOWER COMMENTS

- 1 1.b).The Board recommended more complete elevations and perspectives of all tower sides.
- 2 1.c).The Board supported the rooftop forms and decks shown. The screened mechanical portions must be well integrated with the tower composition and materiality.
- 3 1.b).The facade treatment between the cube and the tower should read as a minor 'background material'.



RESPONSE

- 1 Complete elevations and perspectives of all tower sides are provided in this packet.
- 2 The rooftop massing has remained the same as shown in EDG #2. Herein, detailed information is provided to show programming for the upper levels. The mechanical screen is made of the same exterior wall system as the tower, and is a seamless continuation of the massing below.
- 3 The facade treatment between the mid-level brick cube and the glassy tower is a subdued grey metal panel. It reads as background allowing the two masses to read as independent from each other while not calling attention to itself.

DESIGN GUIDELINES

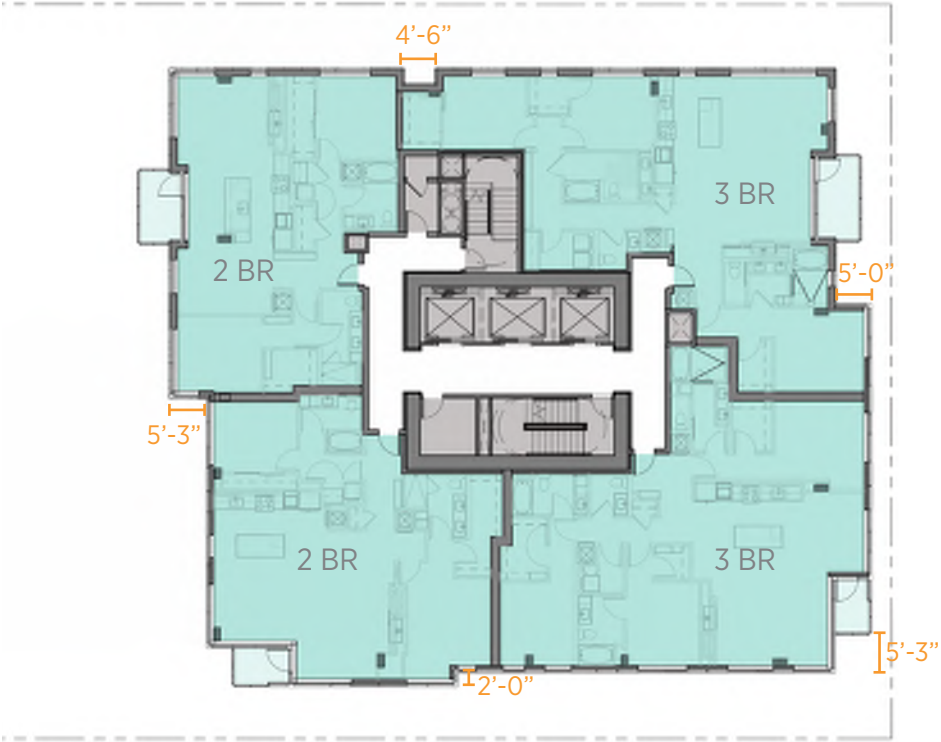
- 1 A-1 RESPOND TO THE PHYSICAL ENVIRONMENT  
B-2 CREATE A TRANSITION IN BULK & SCALE  
B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING
- 2 A-2 ENHANCE THE SKYLINE  
B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING



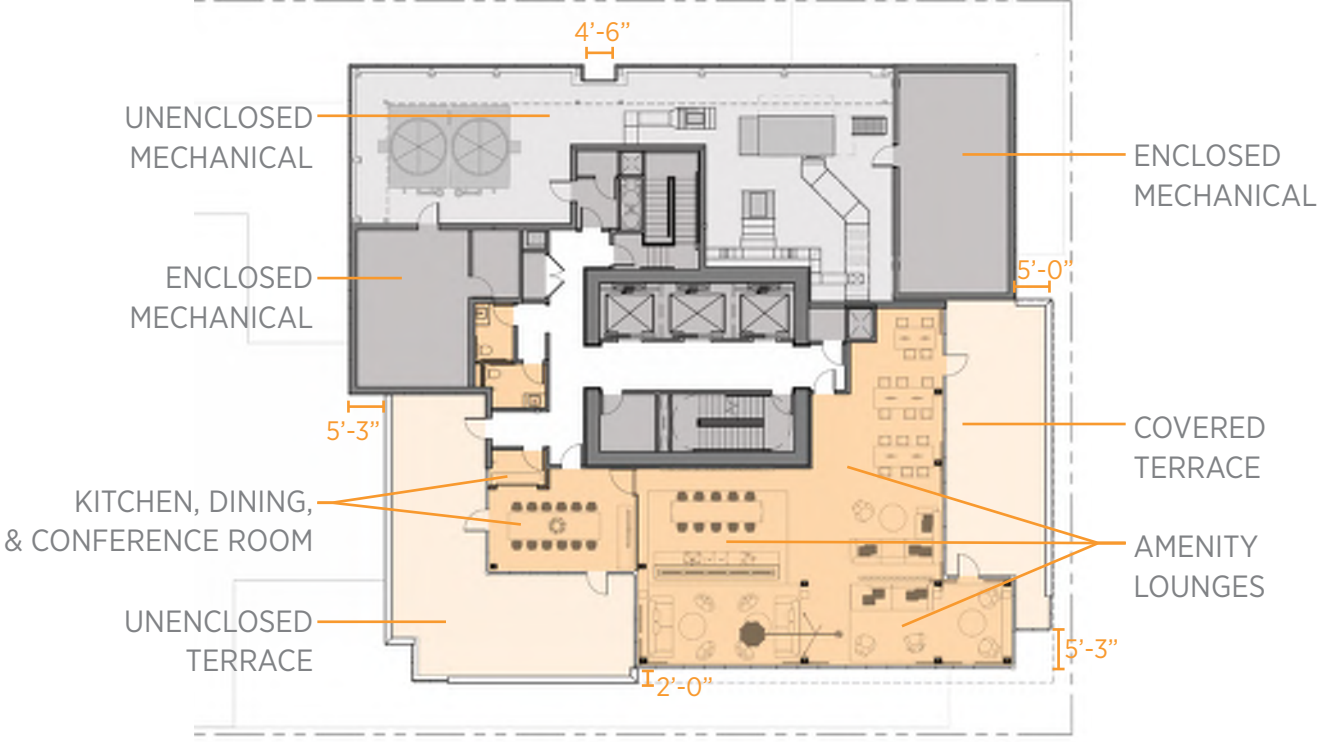
3 SEPERATOR MATERIAL



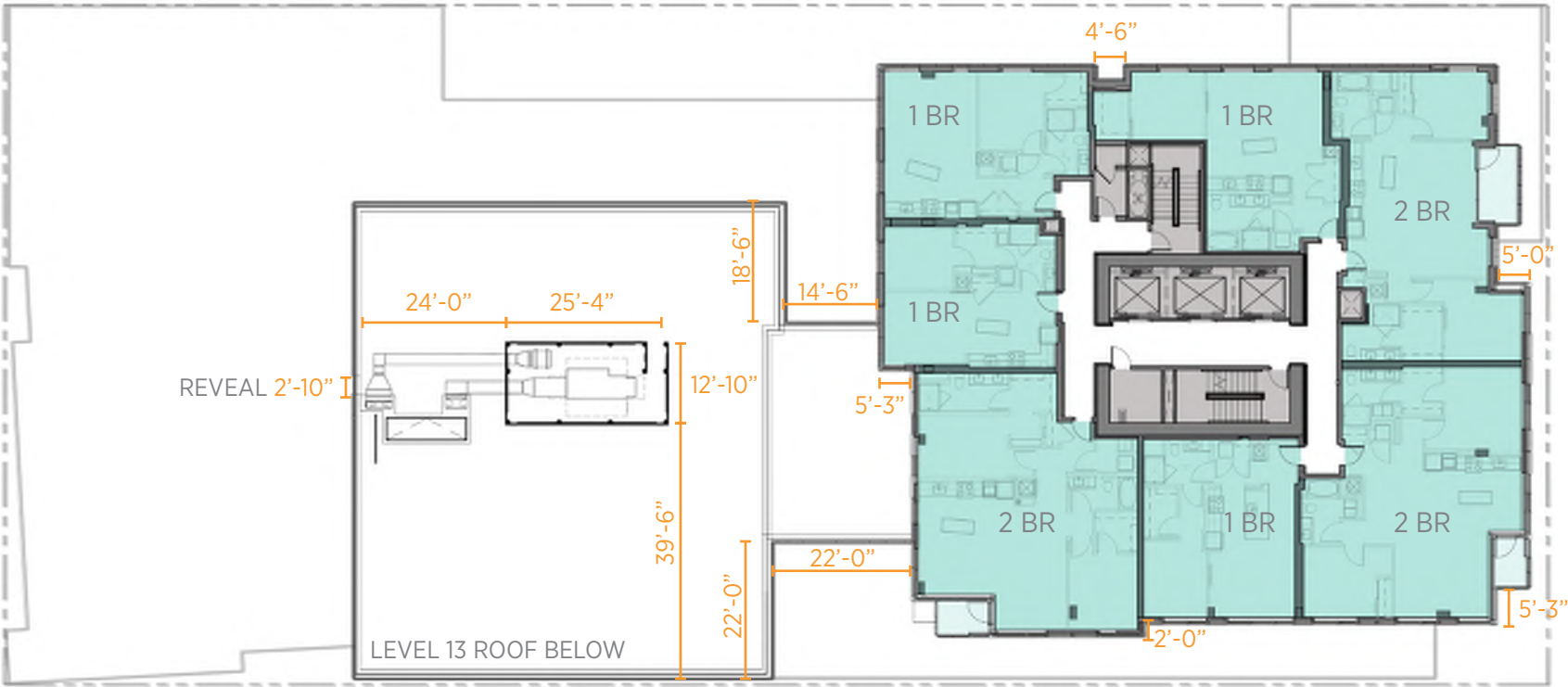
TOWER PLANS



LEVELS 21-23 - PENTHOUSE APARTMENTS



LEVEL 24 - TOWER AMENITY & MECHANICAL

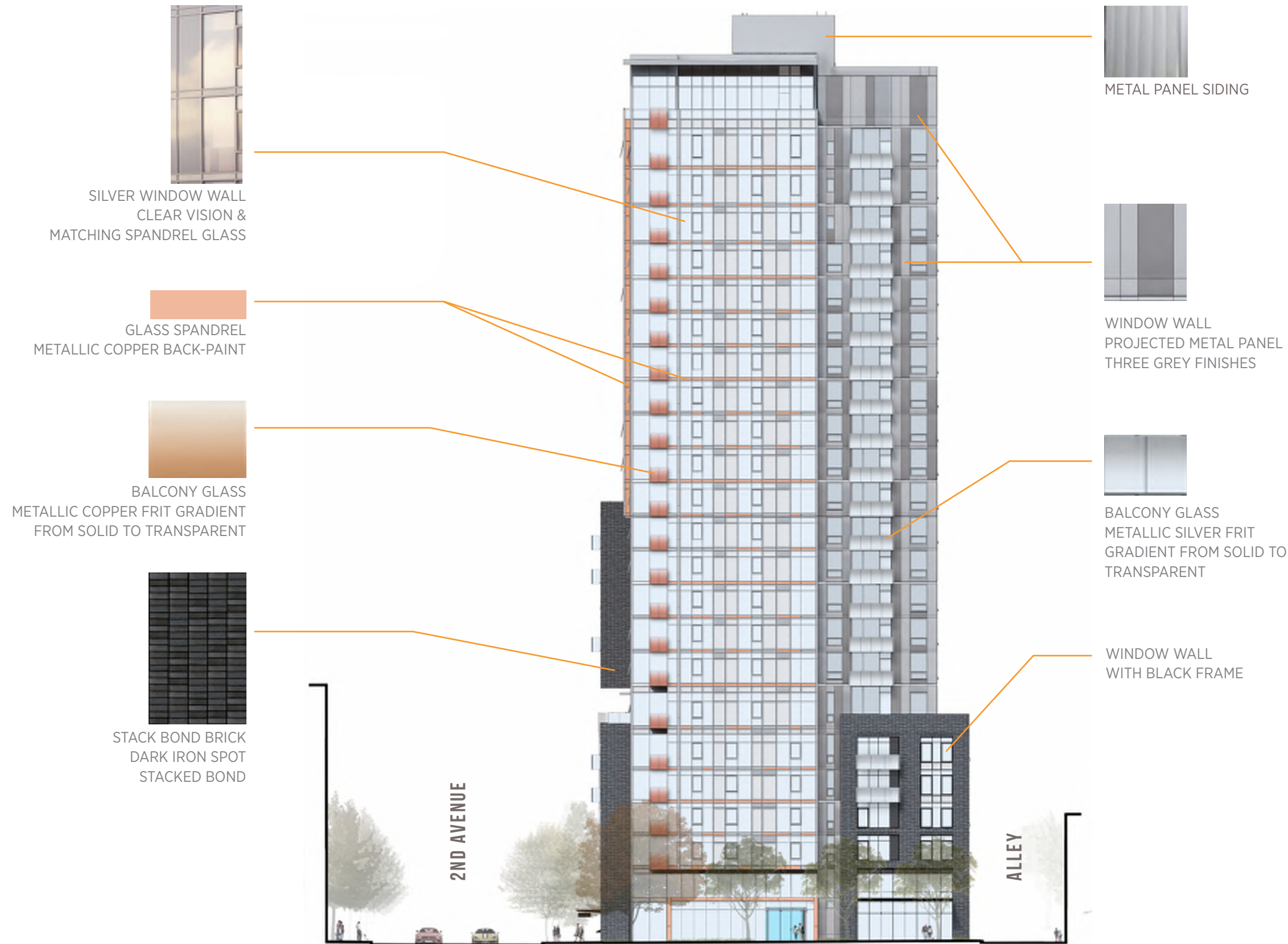


LEVELS 14-20 - TYPICAL TOWER PLAN

LEGEND

- AMENITY
- APARTMENTS
- MECHANICAL
- RESIDENTIAL LOBBY
- RETAIL





SOUTH ELEVATION - WALL STREET

## SOUTH ELEVATION

### GUIDANCE

1.1.b).The Board recommended more complete elevations and perspectives of all tower sides.

### RESPONSE

Complete elevations and perspectives of all tower sides are provided in this packet.

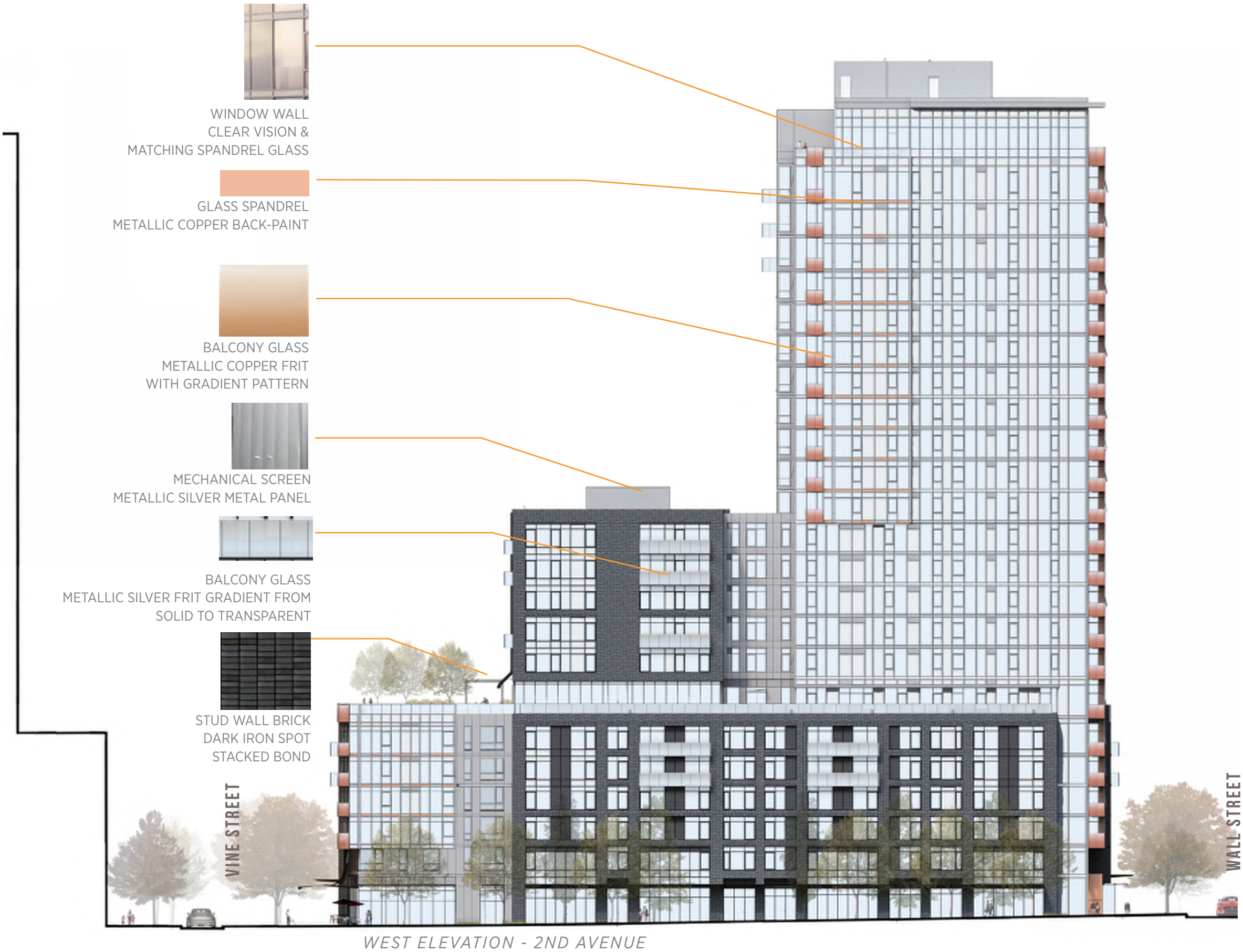
### DESIGN GUIDELINES

A-1 RESPOND TO THE PHYSICAL ENVIRONMENT  
The West facade of the tower responds to the panoramic views provided by Elliott Bay. This has informed the materiality of the two sides of the tower.

B-2 CREATE A TRANSITION IN BULK & SCALE  
Modulation that breaks down the bulk & scale of the building is provided with pop-outs and reveals.

B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING  
The tower massing extends to ground level, integrating it with the mid-levels and podium. Exterior treatments are balanced throughout the project, and the tower top is integrated with the tower massing below.





## WEST ELEVATION

### GUIDANCE

1 1.b).The Board recommended more complete elevations and perspectives of all tower sides.

### RESPONSE

Complete elevations and perspectives of all tower sides are provided in this packet.

### GUIDANCE

3 1.b).The facade treatment between the cube and the tower should read as a minor 'background material'.

### RESPONSE

The facade treatment between the mid-level brick cube and the glassy tower is a subdued grey metal panel. It reads as background allowing the two masses to read as independent from each other while not calling attention to itself.

### DESIGN GUIDELINES

A-1 RESPOND TO THE PHYSICAL ENVIRONMENT  
The West facade of the tower responds to the panoramic views provided by Elliott Bay. This has informed the materiality of the two sides of the tower.

B-2 CREATE A TRANSITION IN BULK & SCALE  
Modulation that breaks down the bulk & scale of the building is provided with pop-outs and reveals.

B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING  
The tower massing extends to ground level, integrating it with the mid-levels and podium. Exterior treatments are balanced throughout the project, and the tower top is integrated with the tower massing below.





NORTH ELEVATION - VINE STREET

**NORTH ELEVATION**

**GUIDANCE**

1.1.b).The Board recommended more complete elevations and perspectives of all tower sides.

**RESPONSE**

Complete elevations and perspectives of all tower sides are provided in this packet.

**DESIGN GUIDELINES**

- A-1 RESPOND TO THE PHYSICAL ENVIRONMENT  
The West facade of the tower responds to the panoramic views provided by Elliott Bay. This has informed the materiality of the two sides of the tower.
- B-2 CREATE A TRANSITION IN BULK & SCALE  
Modulation that breaks down the bulk & scale of the building is provided with pop-outs and reveals.
- B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING  
The tower massing extends to ground level, integrating it with the mid-levels and podium. Exterior treatments are balanced throughout the project, and the tower top is integrated with the tower massing below.





## EAST ELEVATION

### GUIDANCE

1 1.b).The Board recommended more complete elevations and perspectives of all tower sides.

### RESPONSE

Complete elevations and perspectives of all tower sides are provided in this packet.

### GUIDANCE

2 1.c).The Board supported the rooftop forms and decks shown. The screened mechanical portions must be well integrated with the tower composition and materiality.

### RESPONSE

The rooftop massing has remained the same as shown in EDG #2. Detailed information is provided to show programming for the upper levels. The mechanical screen is made of the same exterior wall system as the tower, and is a seamless continuation of the massing below.

### GUIDANCE

3 1.b).The facade treatment between the cube and the tower should read as a minor 'background material'.

### RESPONSE

The facade treatment between the mid-level brick cube and the glassy tower is a subdued grey metal panel. It reads as background allowing the two masses to be perceived as independent from each other while not calling attention to itself.

### DESIGN GUIDELINES

A-1 RESPOND TO THE PHYSICAL ENVIRONMENT  
B-2 CREATE A TRANSITION IN BULK & SCALE  
B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING





PERSPECTIVE FROM SOUTHEAST



PERSPECTIVE FROM SOUTHWEST





PERSPECTIVE FROM NORTHWEST





- MECHANICAL SCREEN: AN EXTENSION OF MASSING BELOW
- REFLECTIVE CANOPY SOFFIT: VISIBLE FROM PEDESTRIAN LEVEL
- FLOOR-TO-CEILING WINDOWS AT LEVEL 24 AMENITY: ENHANCES THE SKYLINE
- TOWER MASSING FROM RESIDENTIAL LEVELS FORMS THE MASSING OF THE AMENITY LEVEL

COVERED AMENITY TERRACE AT LEVEL 24  
VIEWED FROM SOUTHWEST



TOWER ROOFTOP AMENITY

GUIDANCE

2 1.c).The Board supported the rooftop forms and decks shown. The screened mechanical portions must be well integrated with the tower composition and materiality.

RESPONSE

The rooftop massing has remained the same as shown in EDG #2. Herein, detailed information is provided to show programming for the upper levels. The mechanical screen is made of the same exterior wall system as the tower, and is a seamless continuation of the massing below.

DESIGN GUIDELINES

A-2 ENHANCE THE SKYLINE  
The amenity space projecting light, and feature canopy reflecting that light, will provide active visual interest to the building top. This departure greatly improves the positive impact of the tower top, and its ability to improve the skyline.

B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING  
The proposed design follows this guideline by enclosing mechanical equipment behind screening, which integrates this area with the tower form below. The result is a tower top that appears as a uniform massing, rather than as a roof level with mechanical penthouse and elevator overrun.

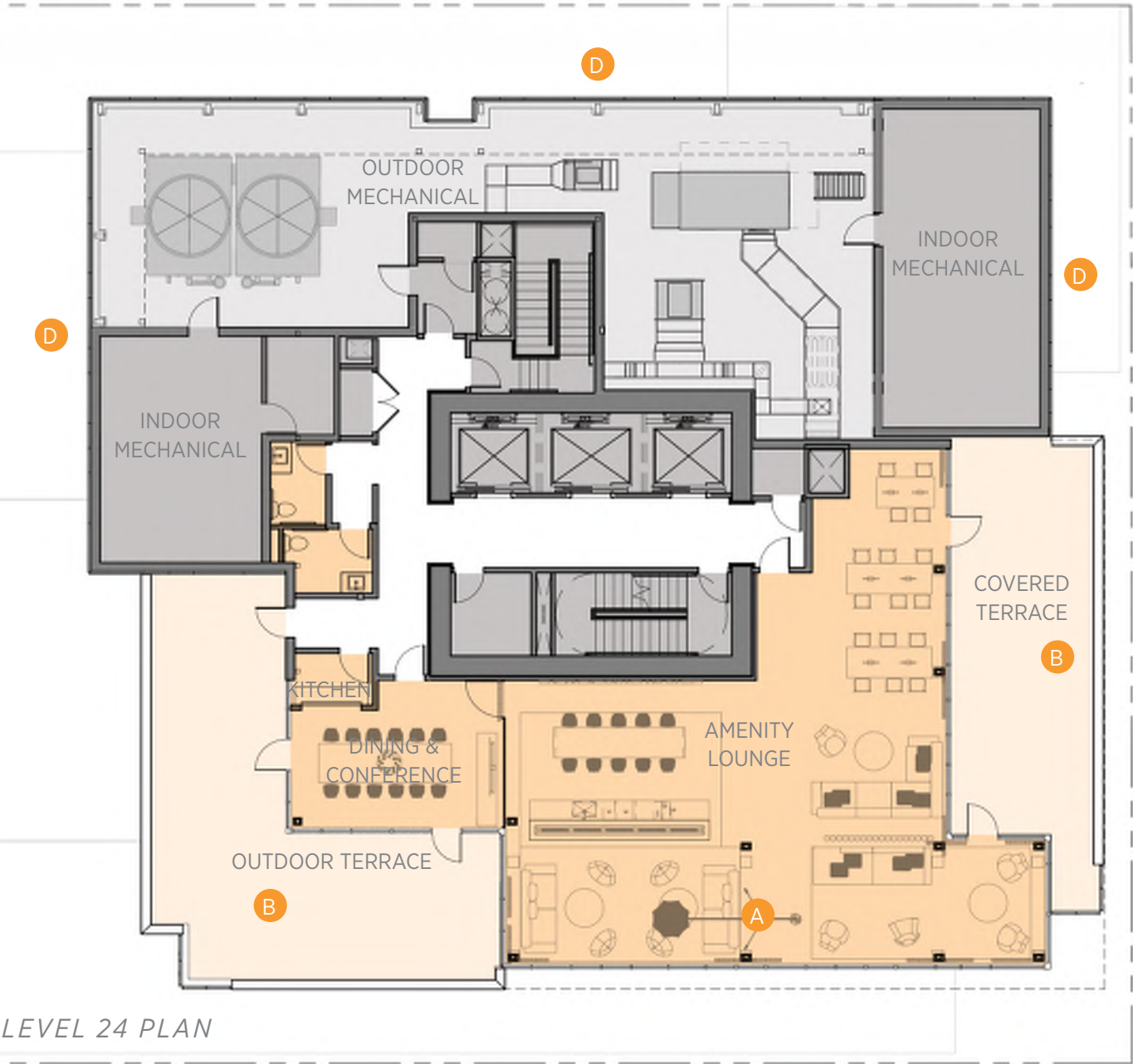


PERSPECTIVE FROM SOUTHWEST



PERSPECTIVE FROM NORTHWEST

- A RESIDENTIAL AMENITY SPACE INTEGRATED INTO TOWER FORM
- B TOWER MASSING FORMS OUTDOOR AMENITY DECKS
- C SOFFIT MATERIAL CREATES AN IDENTIFIABLE FEATURE VISIBLE FROM THE GROUND LEVEL
- D TOWER ENVELOPE MATERIAL CONTINUES VERTICALLY TO SCREEN ROOFTOP MECHANICAL EQUIPMENT



LEVEL 24 PLAN



THEME 2  
MID-LEVELS

MID-LEVEL COMMENTS

RESPONSE

DESIGN GUIDELINES

- 4 2.b).The level 13 green roof top requires further study of the stair overrun to better integrate it into the north wall of the mid-level ‘cube’.
- 5 2.b).Reduce the level 13 stair overrun height.
- 6 2.b.).Level 7 amenity deck should include canopy trees along the north and northeast alley to buffer neighbors and provide texture visible from the Green Street below.
- 7 1.b).The L7 reveal should not be interrupted by privacy screens or other interruptions.

- 4 After several studies, the stair facade has been wrapped in brick, integrating it into the ‘cube’ form. A reveal in the brick highlights an expressed downpipe that brings rainwater from the green roof down to the level 7 deck where it passes through a decorative water feature. Another visible downpipe will transfer this water from the Level 7 terrace down to an art feature at Vine Street. these elements work with the goals of “gorwing” Vine Street by celebrating water and water flow.
- 5 The stair overrun has been removed. Roof access is now provided with a hatch. Additionally, the mechanical area associated with the stair has been shifted to the middle of the roof, concealing it from pedestrian view, and is the lowest height possible.
- 6 Trees visible from the north and east have been added to the amenity deck.
- 7 At the south end of the L7 reveal, (3) 42” privacy screens designate the individual apartment’s decks. The screens are no taller than the adjacent parapet and are not visible from the street.

- 4 B-2 CREATE A TRANSITION IN BULK & SCALE
- 6 D-2 ENHANCE THE BUILDING WITH LANDSCAPING
- 7 B-2 CREATE A TRANSITION IN BULK & SCALE  
B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING

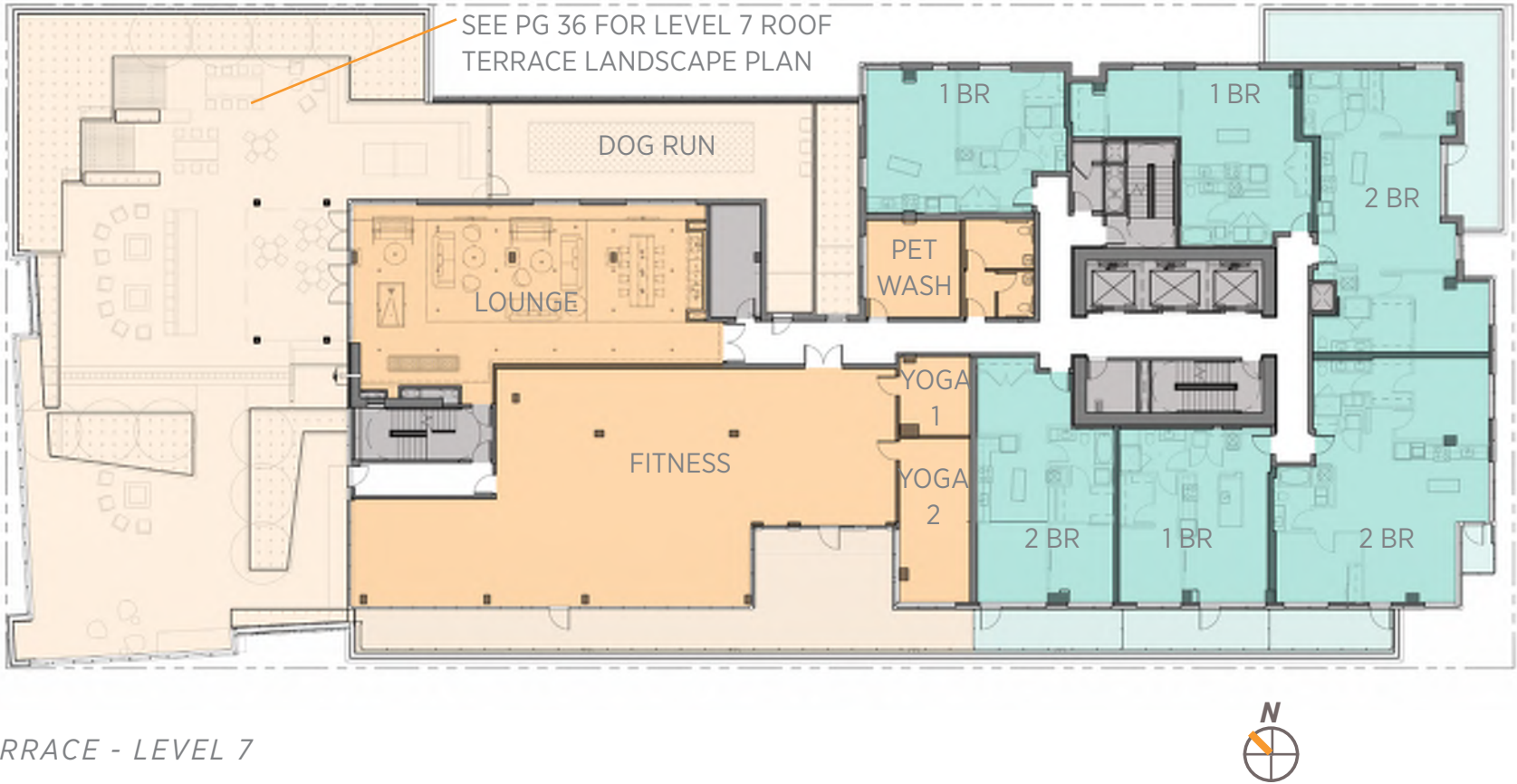




PLANS



TYPICAL MID-LEVEL PLAN - LEVEL 8-12



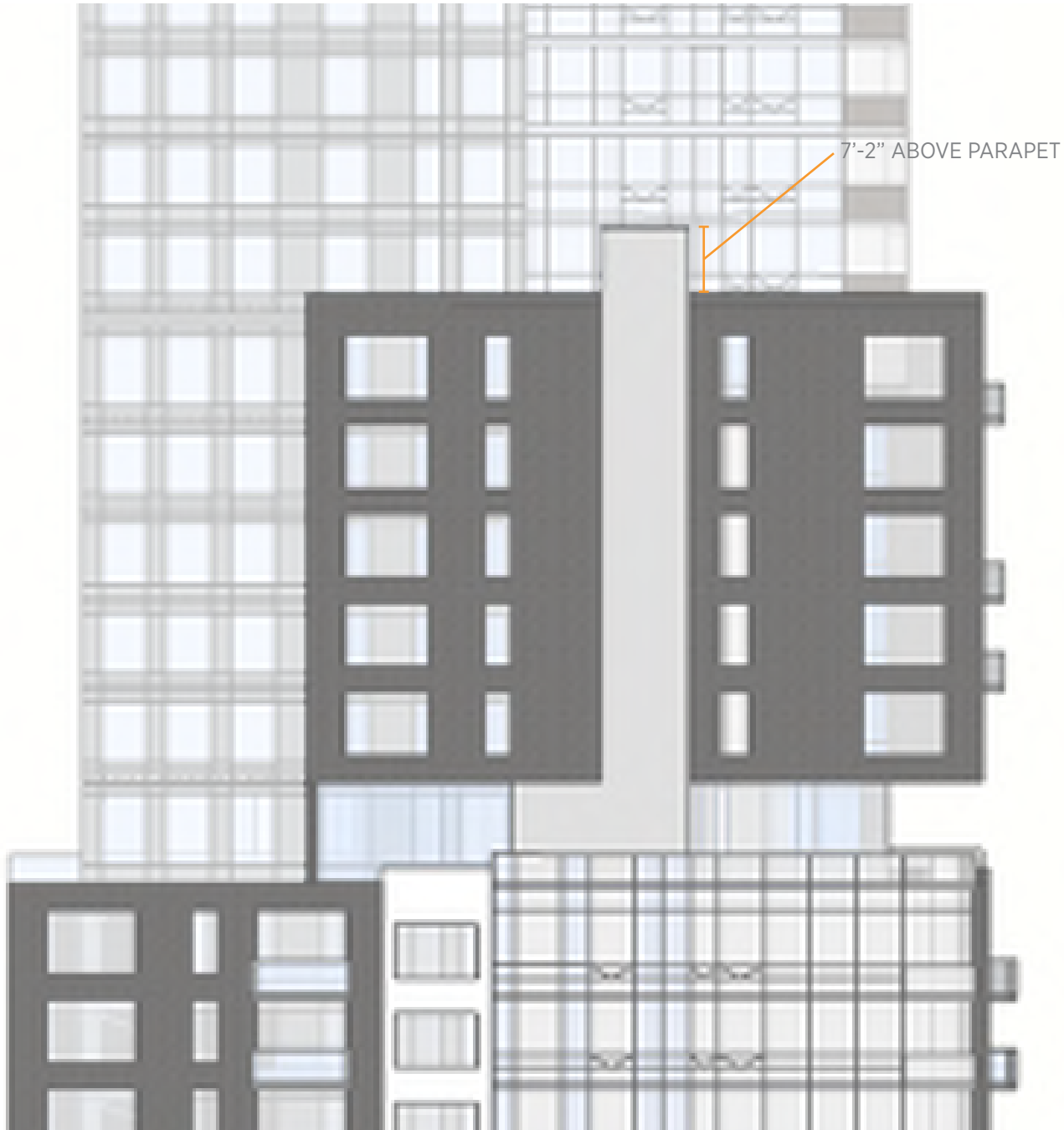
AMENITY TERRACE - LEVEL 7



LEVEL 13 STAIR  
EDG 2 DESIGN

GUIDANCE

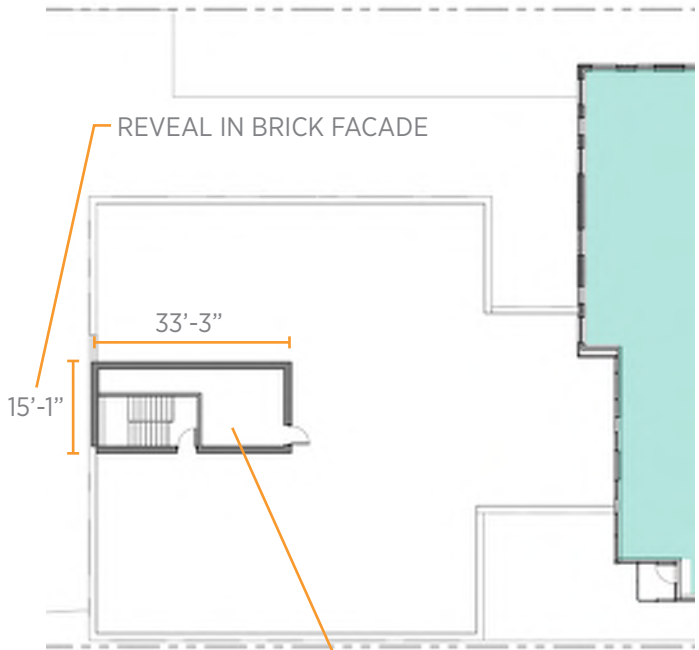
- 4 2.b).The level 13 green roof top requires further study of the stair overrun to better integrate it into the north wall of the mid-level 'cube'.
- 5 2.b).Reduce the level 13 stair overrun height.



NORTH ELEVATION



NW PERSPECTIVE



LEVEL 13 PLAN

STAIR & MECHANICAL  
PENTHOUSE



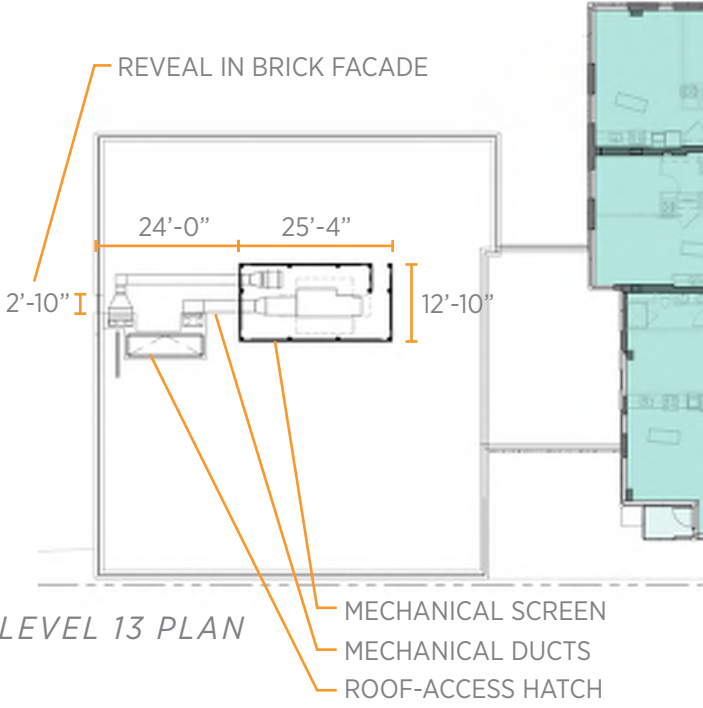
LEVEL 13 STAIR  
REVISED DESIGN

GUIDANCE RESPONSE

- 4 After several studies, the stair facade has been wrapped in brick, integrating it into the 'cube' form. A reveal in the brick highlights an expressed downpipe that brings rainwater from the green roof down to the level 7 deck where it passes through a decorative water feature. Another visible downpipe will transfer this water from the Level 7 terrace down to an art feature at Vine Street, embracing the City's goals of celebrating water and water flow along Vine Street.
- 5 The stair overrun has been removed. Roof access is now provided with a hatch. Additionally, the mechanical area has been shifted to the middle of the roof, concealing it from pedestrian view, and is the lowest height possible.

DESIGN GUIDELINES

B-2 CREATE A TRANSITION IN BULK & SCALE  
The brick cube helps break down the mass at the mid-levels, giving the appearance of being separate from the tower.



NORTH ELEVATION



NW PERSPECTIVE





VIEW FROM NE ON VINE STREET



VIEW FROM NW ON VINE STREET

LEVEL 7 LANDSCAPING

GUIDANCE

- 6 2.b.).Level 7 amenity deck should include canopy trees along the north and northeast alley to buffer neighbors and provide texture visible from the Green Street below.

RESPONSE

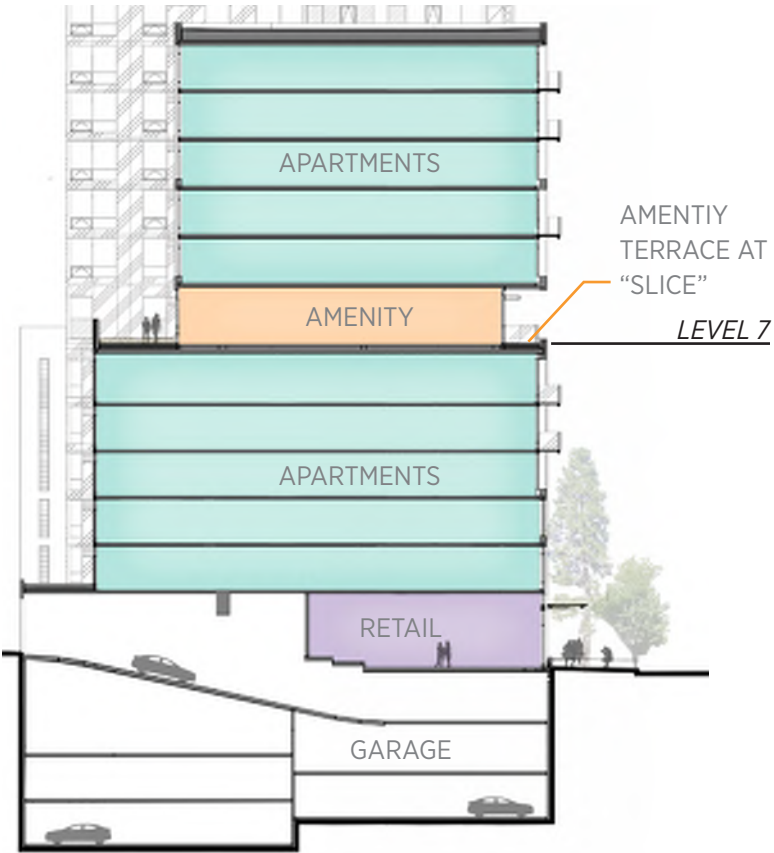
Trees visible from the north and east have been added to the amenity deck.

DESIGN GUIDELINES

D-2 ENHANCE THE BUILDING WITH LANDSCAPING  
Terrace landscaping that is visible from the public realm below adds to the Green Street experience.



LEVEL 7 - PROPOSED PODIUM ROOFTOP AMENITY PLAN



E-W SECTION





PRIVACY SCREENS ARE SAME HEIGHT AS PARAPET GUARD-RAIL TO NOT INTERRUPT THE CONTINUATION OF THE AMENITY "SLICE" AT THE TOWER MASSING

DECORATIVE DOWNSPOUTS AND ART FEATURES CONVEY STORMWATER TO GREEN STREET AS PART OF THE GROWING VINE MOVEMENT

AMENITY "SLICE"

RESIDENTIAL AMENITY SPACE INTEGRATED INTO MID-RISE MASSING ELEMENT

ROOFTOP AMENITY LANDSCAPING IS VISIBLE FROM BELOW

OUTDOOR TERRACE DIVIDED INTO MULTIPLE "ROOMS"

## LEVEL 7 LANDSCAPING

### GUIDANCE

- 7 1.b) The L7 reveal should not be interrupted by privacy screens or other interruptions.

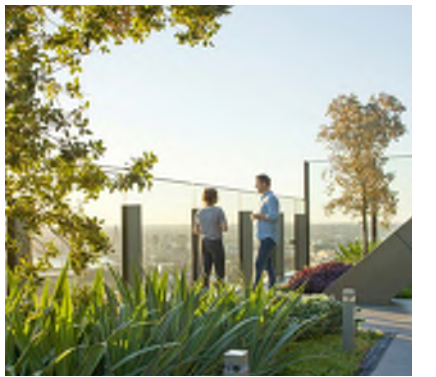
### RESPONSE

At the south end of the L7 reveal, (3) 42" privacy screens designate the individual apartment's decks. The screens are no taller than the adjacent parapet and are not visible from the street.

### DESIGN GUIDELINES

B-2 CREATE A TRANSITION IN BULK & SCALE  
The "slice" breaks down the massing by creating a lightness as the upper levels appear to float above the podium.

B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING  
The amenity slice creates an identifiable feature for the building, that highlights the project's mid-level amenities.



CONCEPT IMAGERY

AERIAL FROM NORTHWEST



THEME 3  
PEDESTRIAN LEVEL

PEDESTRIAN LEVEL COMMENTS

- 8 3.b).Residential lobby entrance should shift east and be composed as a legible, distinctive address under the tower form.
- 9 3.b).Ground floor retail should wrap the SW corner with doors accessing onto Wall Street.
- 10 3.d).The southwest corner should include a wrapping canopy.
- 11 3.a).The Board endorsed the deeply recessed storefronts, and supported a consistent rhythm of pier widths rather than the two widened piers along 2nd Avenue.
- 12 1.b).The Board supported the southeast corner element, and recommended studying the materiality of the northeast corner which has a similar condition.



RESPONSE

- 8 The main entry doors have been shifted to the east. The entry massing aligns with the tower pop-out above, and has a vestibule made of a distinct materiality that draws pedestrians to the doors.
- 9 The Zoning Code determines use requirements, and does not require retail use at this corner. Without a retail tenant contracted for the space, the design team is meeting the design guidelines by activating this corner with a unique art installation and feature wall in the lobby. However, the storefront is designed to accommodate doors and the space is easily converted to retail. The developer is committed to a rich, active, urban environment.
- 10 The design team explored adding a canopy to the SW corner. In the end, we feel the corner and separate architectural masses meet the design guidelines to a greater extent than when no canopy wraps the SW corner. Removing the canopy allows better visibility of the double-height lobby feature wall and art piece, and helps the entry be more clearly distinguished. The design meets zoning code requirements as proposed; the building steps back from the property line more than five feet.
- 11 All piers have been revised to be a consistent width, and the retail bay rhythm simplified. Consistency has also been applied to retail bay setbacks, and opportunities for more retail doors has been provided.
- 12 The design team studied the composition and materiality of the northeast corner, intersection of Vine and the alley. This element wraps the corner, providing a mass and a “grounding” to that part of the building. After studying various materials and shifts in massing, brick was found to be the most suitable and elegant choice. The brick extends 68’ down the alley.

DESIGN GUIDELINES

- 8 B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING  
C-4 REINFORCE BUILDING ENTRIES
- 9 C-1 PROMOTE PEDESTRIAN INTERACTION  
D-3 PROVIDE ELEMENTS THAT DEFINE THE PLACE
- 10 B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING  
C-2 DESIGN FACADES OF MANY SCALES  
C-4 REINFORCE BUILDING ENTRIES
- 11 B-3 REINFORCE THE POSITIVE URBAN FORM & ARCHITECTURAL ATTRIBUTES OF THE IMMEDIATE AREA  
C-2 DESIGN FACADES OF MANY SCALES  
C-3 PROVIDE ACTIVE--NOT BLANK--FACADES

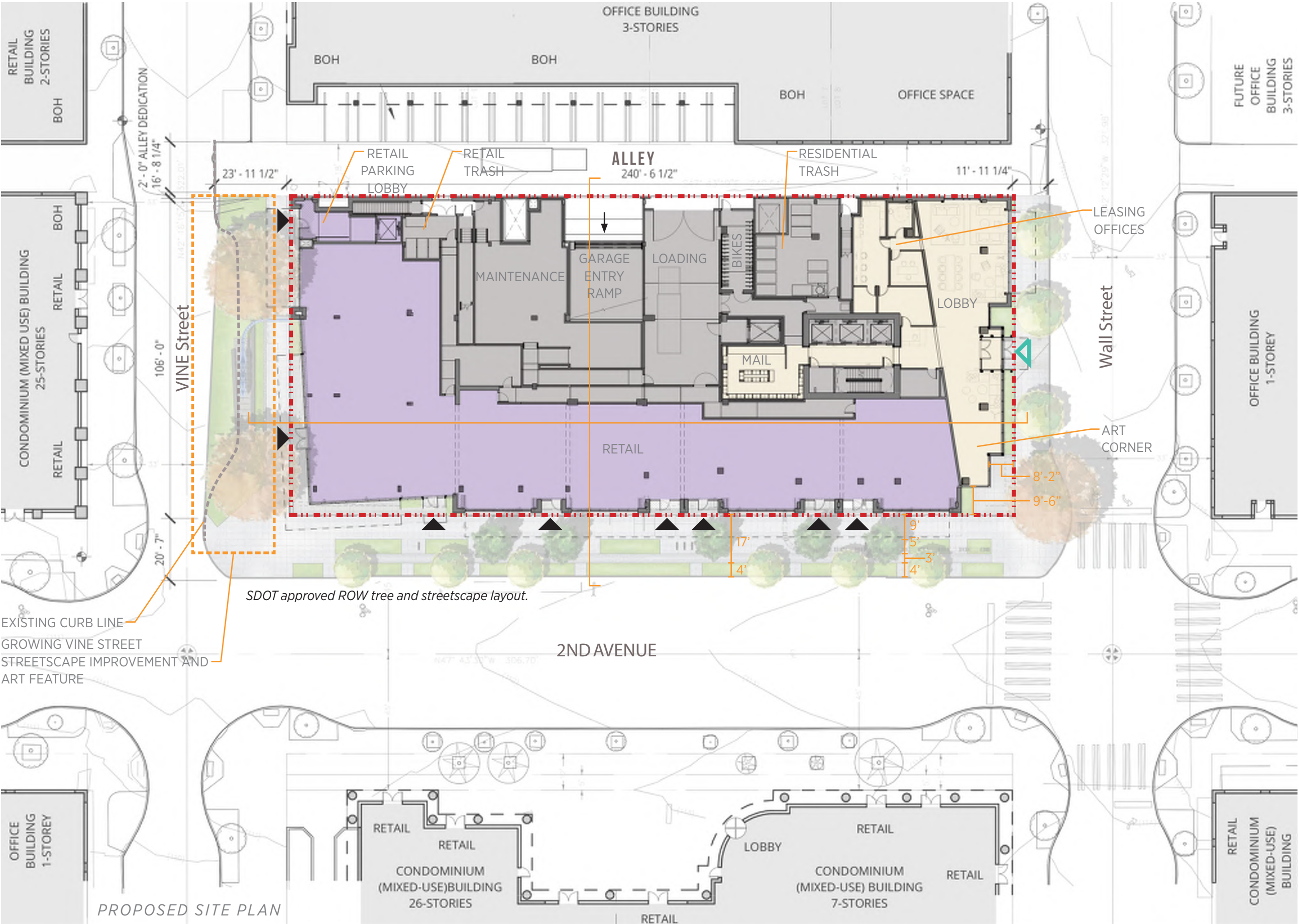


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PROPOSED  
SITE PLAN

- LEGEND
- ▶ RETAIL ENTRY
  - ◀ RESIDENTIAL ENTRY
  - PROPERTY LINE
  - AMENITY
  - APARTMENTS
  - BACK OF HOUSE
  - RESIDENTIAL LOBBY
  - RETAIL





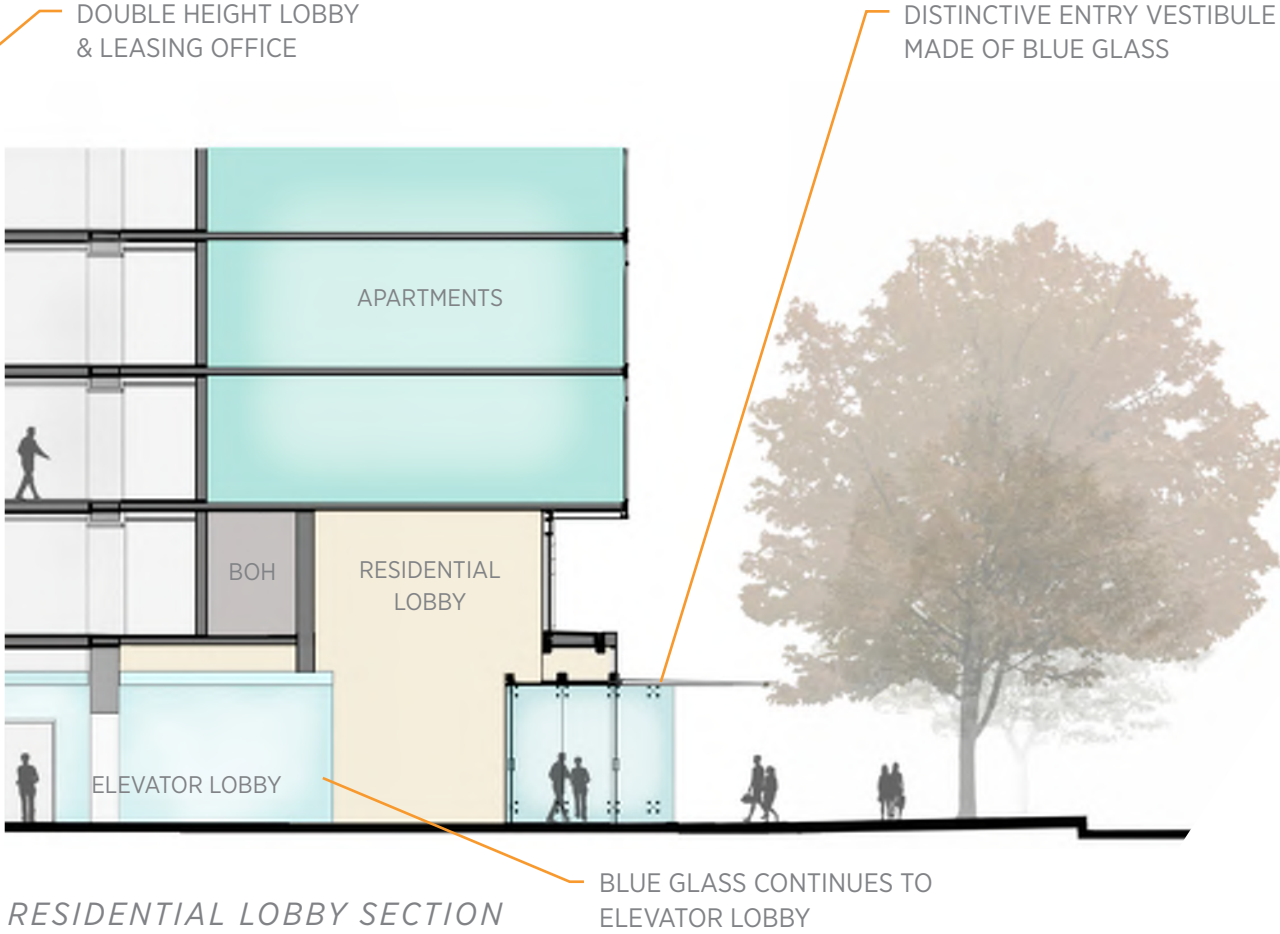


TYPICAL PODIUM PLAN - LEVEL 3-6

**DOUBLE-HEIGHT  
RESIDENTIAL LOBBY**



LEVEL 2 PLAN





WALL STREET  
PEDESTRIAN  
EXPERIENCE



PEDESTRIAN VIEW FROM SOUTHEAST

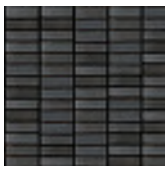




TYPICAL PODIUM PLAN



FLUSH METAL PANEL  
METALLIC SILVER VARIATIONS

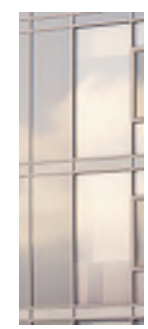


STACK BOND BRICK  
DARK IRON SPOT



BALCONY GLASS  
METALLIC SILVER FRIT  
GRADIENT FROM SOLID TO  
TRANSPARENT

WINDOW WALL  
WITH BLACK MULLIONS



SILVER WINDOW WALL



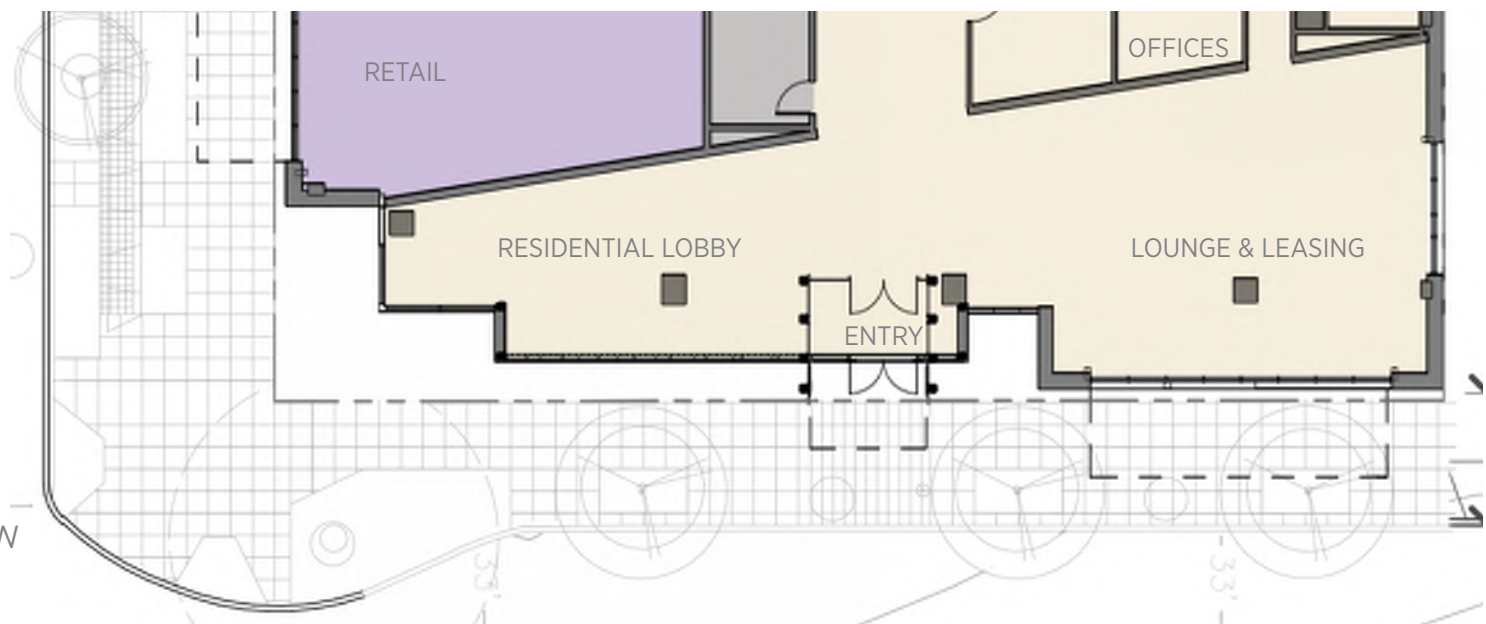
ACCENT SPANDREL 1 &  
METALLIC COPPER BACK-  
PAINTED GLASS



BALCONY GLASS  
METALLIC COPPER FRIT  
GRADIENT FROM SOLID TO  
TRANSPARENT



SOUTH ELEVATION



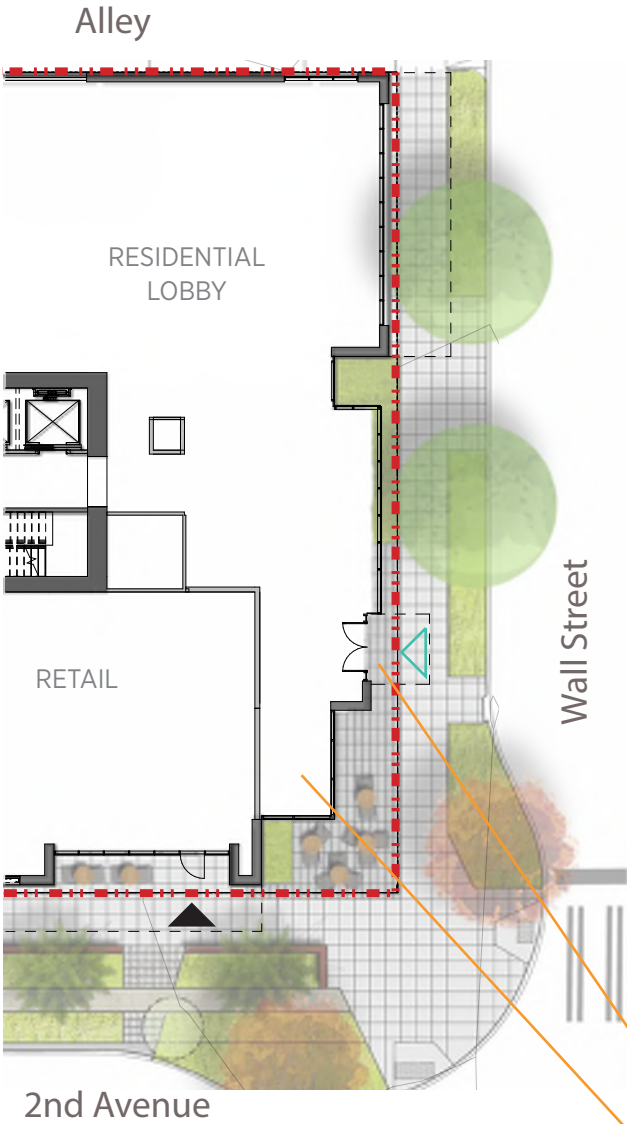
LEVEL 1 PLAN





LEGEND

- ▶ RETAIL ENTRY
- ◀ RESIDENTIAL ENTRY
- PROPERTY LINE



LEVEL 1 PLAN AT SW CORNER



ENTRY LOBBY AT SW CORNER

RESIDENTIAL ENTRY

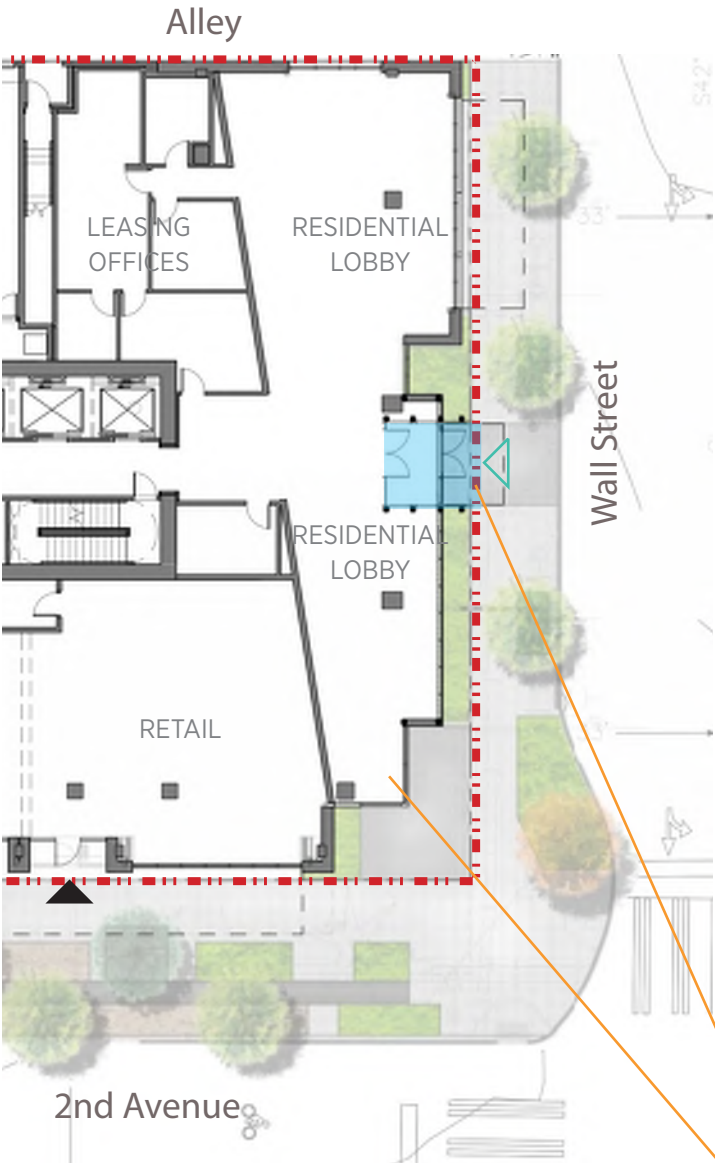
EDG 2 DESIGN

GUIDANCE

8 3.b).Residential lobby entrance should shift east and be composed as a legible, distinctive address under the tower form.



- LEGEND
- ▶ RETAIL ENTRY
  - ◀ RESIDENTIAL ENTRY
  - PROPERTY LINE



LEVEL 1 PLAN AT SW CORNER

RESIDENTIAL ENTRY ELEMENT SCALED TO ALIGN WITH THE TOWER ABOVE.

THE DOUBLE HEIGHT VOLUME BEHIND THE ENTRY ALLOWS THIS ELEMENT TO HAVE ITS OWN IDENTITY.

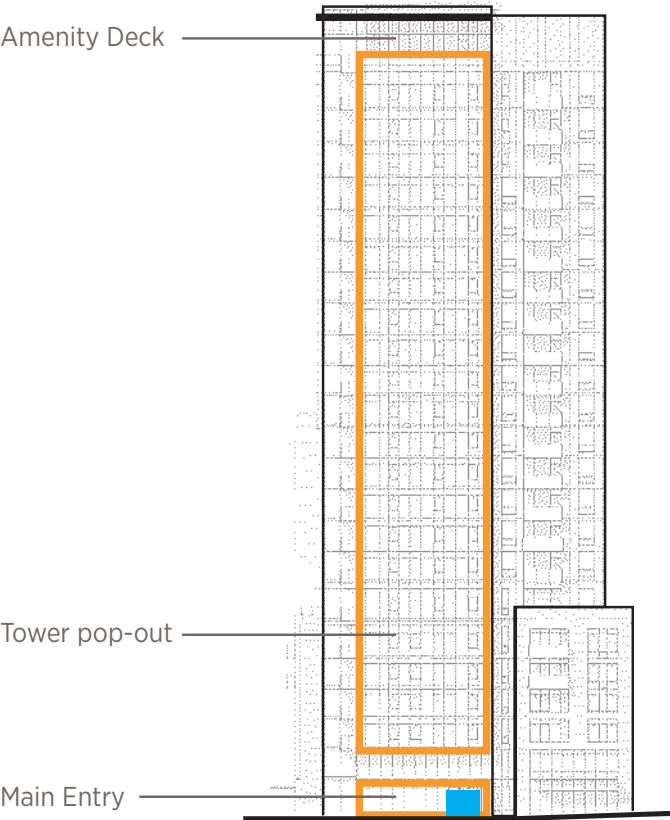


ENTRY LOBBY AT SW CORNER

RESIDENTIAL ENTRY  
REVISED DESIGN

RESPONSE

The residential lobby entrance has been relocated 28' to the east. Held within a copper frame aligned with the tower above, the vestibule itself will be a distinctive blue-glass feature element, clearly demarcated as the main building entry.



DESIGN GUIDELINES

B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING

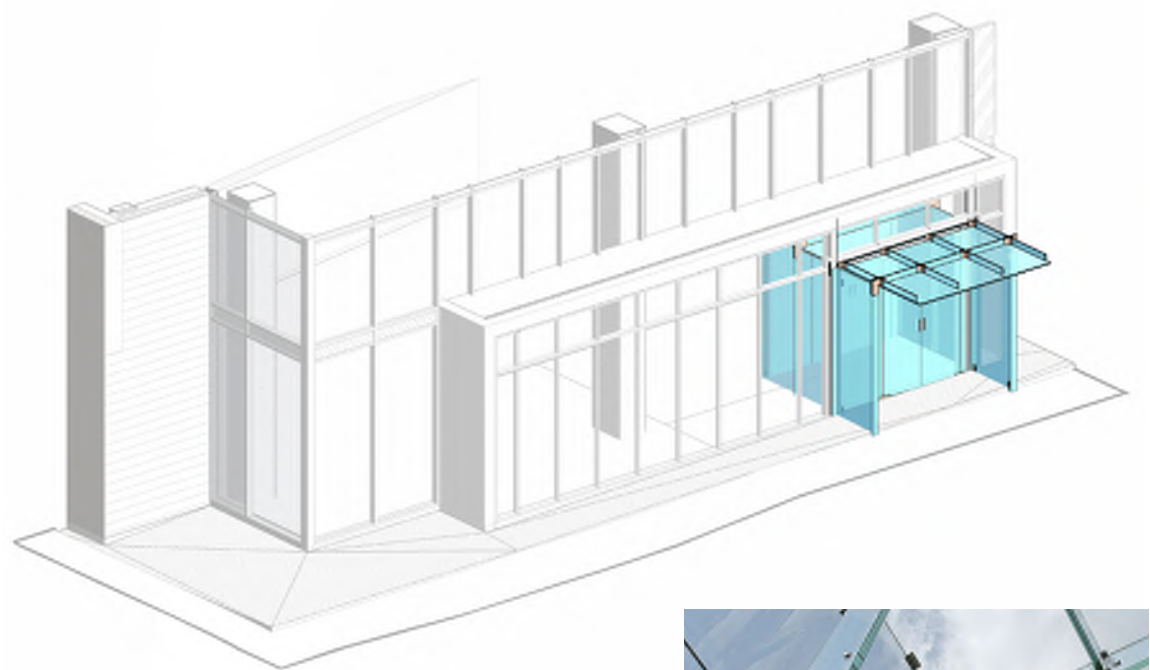
The expression of residential uses in the tower is brought down to the ground, unifying the residential entry both conceptually and physically for a coherent architectural concept.

C-4 REINFORCE BUILDING ENTRIES

The entry is clearly identifiable, following C-4 considerations of providing an "extra-height lobby space; distinctive doorways; projected entry bay; artwork integrated into the facade; ornamental glazing."



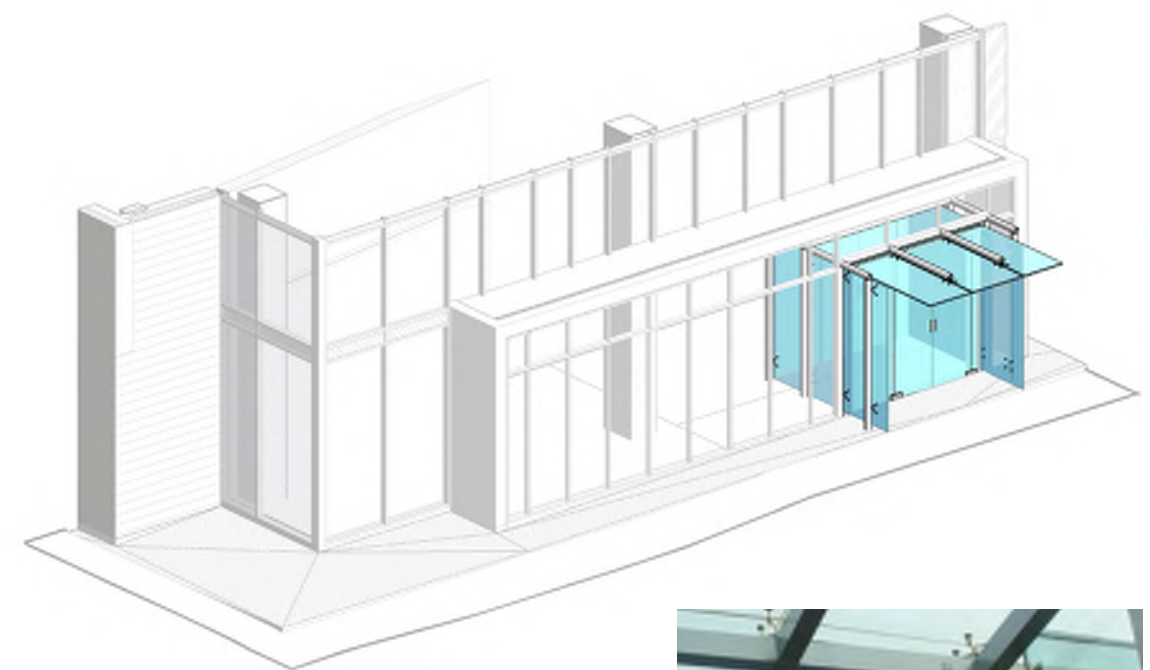
STRUCTURAL GLASS STUDY



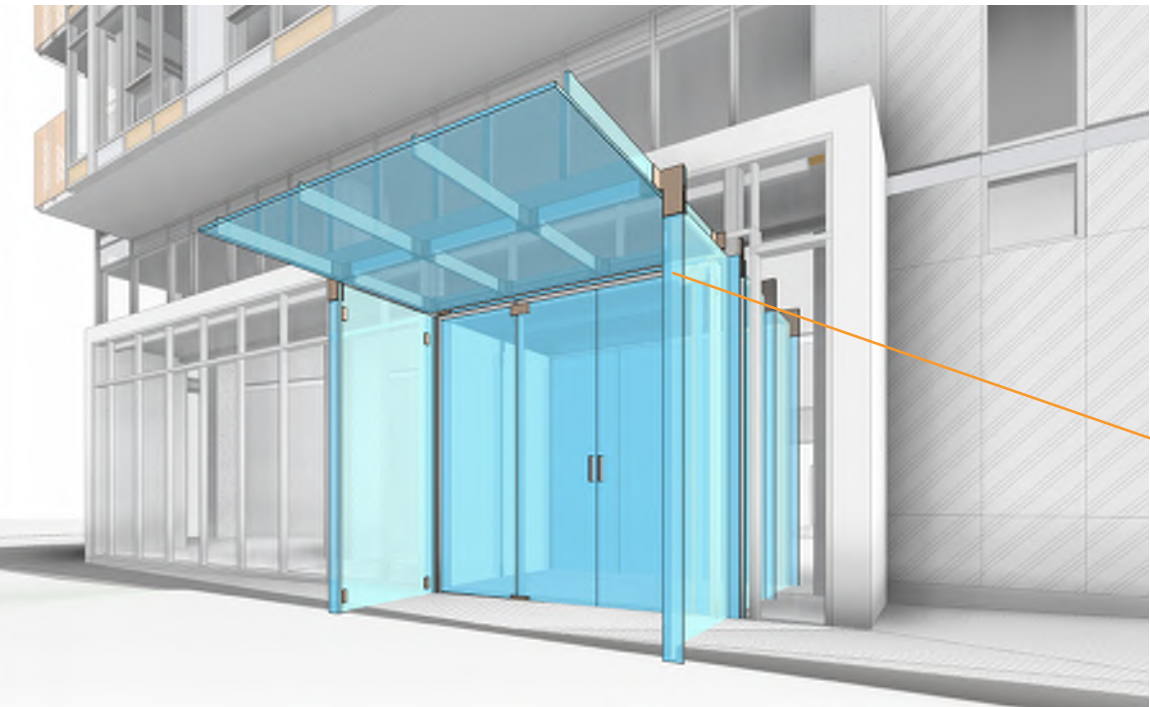
RESIDENTIAL ENTRY SW AXON



SPIDER CLIP STUDY

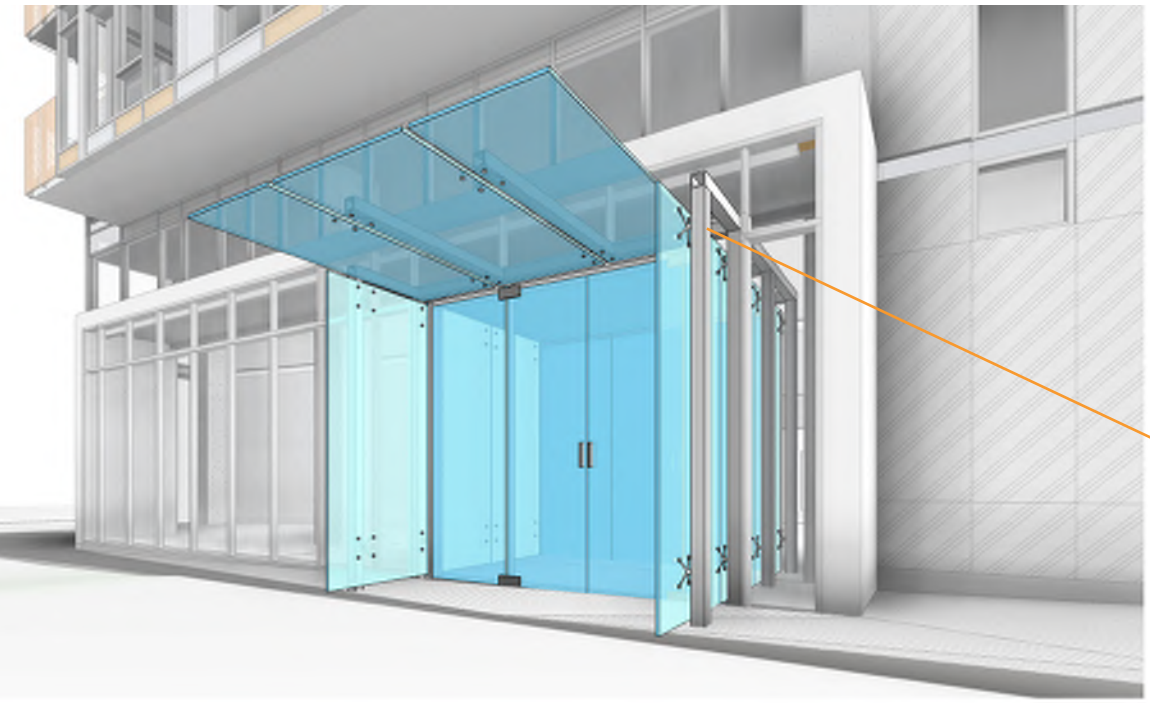


RESIDENTIAL ENTRY SW AXON



STRUCTURAL GLASS  
FIN SUPPORTS

RESIDENTIAL ENTRY SE PERSPECTIVE

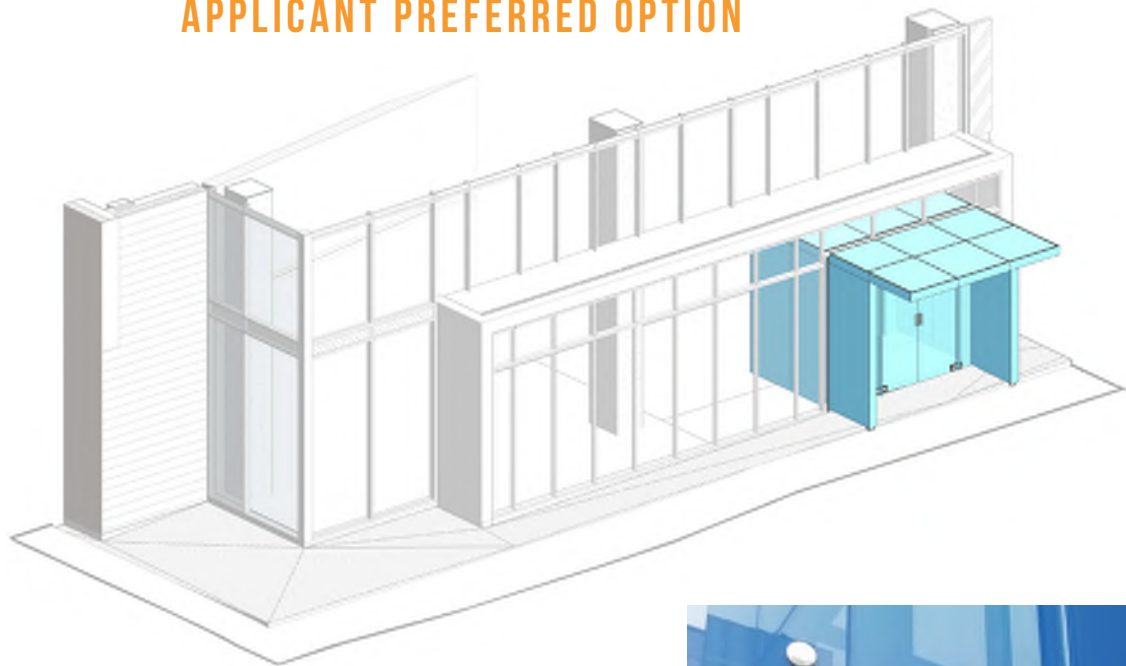


GLASS SUPPORTED BY  
STEEL FRAME WITH  
SPIDER FITTINGS

RESIDENTIAL ENTRY SE PERSPECTIVE



OPAQUE GLASS CONCEALED STRUCTURE -  
APPLICANT PREFERRED OPTION

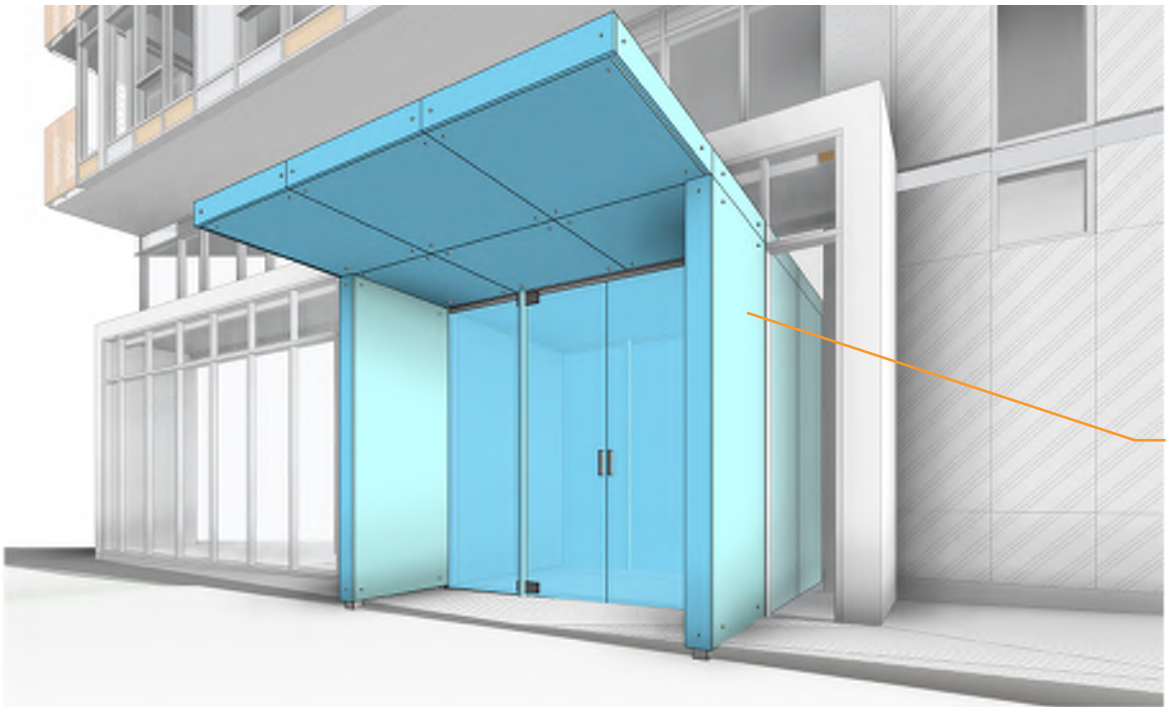


RESIDENTIAL ENTRY SW AXON



RESIDENTIAL ENTRY  
DESIGN STUDIES

The project continues to explore the detailing of the entry vestibule. The main criteria is that the distinctive blue glass entry be visibly intersecting the larger entry-massing.



GLASS SUPPORTED BY  
CONCEALED STEEL FRAME

RESIDENTIAL ENTRY SE PERSPECTIVE



LOBBY ACTIVATION  
AT SW CORNER

9 3.b).Ground floor retail should wrap the SW corner with doors accessing onto Wall Street.

RESPONSE

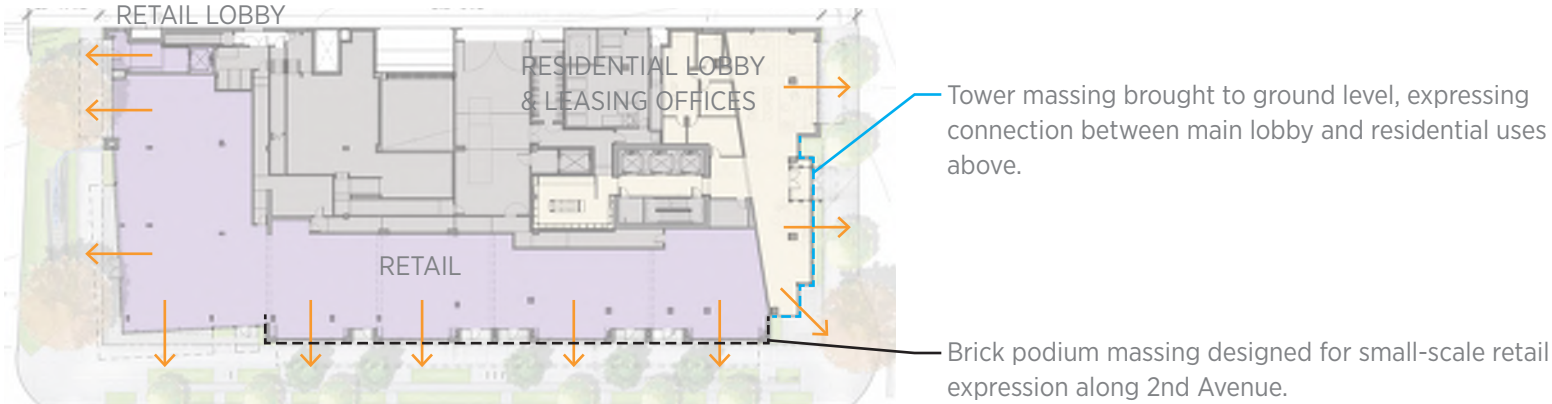
The Zoning Code determines use requirements, and does not require retail use at this corner. Without a retail tenant contracted for the space, the design team is meeting the design guidelines by activating this corner with a unique art installation and feature wall in the lobby. However, the storefront is designed to accommodate doors and the space is easily converted to retail. The developer is committed to a rich, active, urban environment.

DESIGN GUIDELINES

C-1 PROMOTE PEDESTRIAN INTERACTION  
The well-lit lobby will increase safety after business hours, and the combination of art, feature wall, and corner setbacks provide both a place for pedestrian repose and place of interest to help draw people to the building. The double-height lobby also meets this guideline by providing variation in size of the corner facade as compared to the retail corridor.

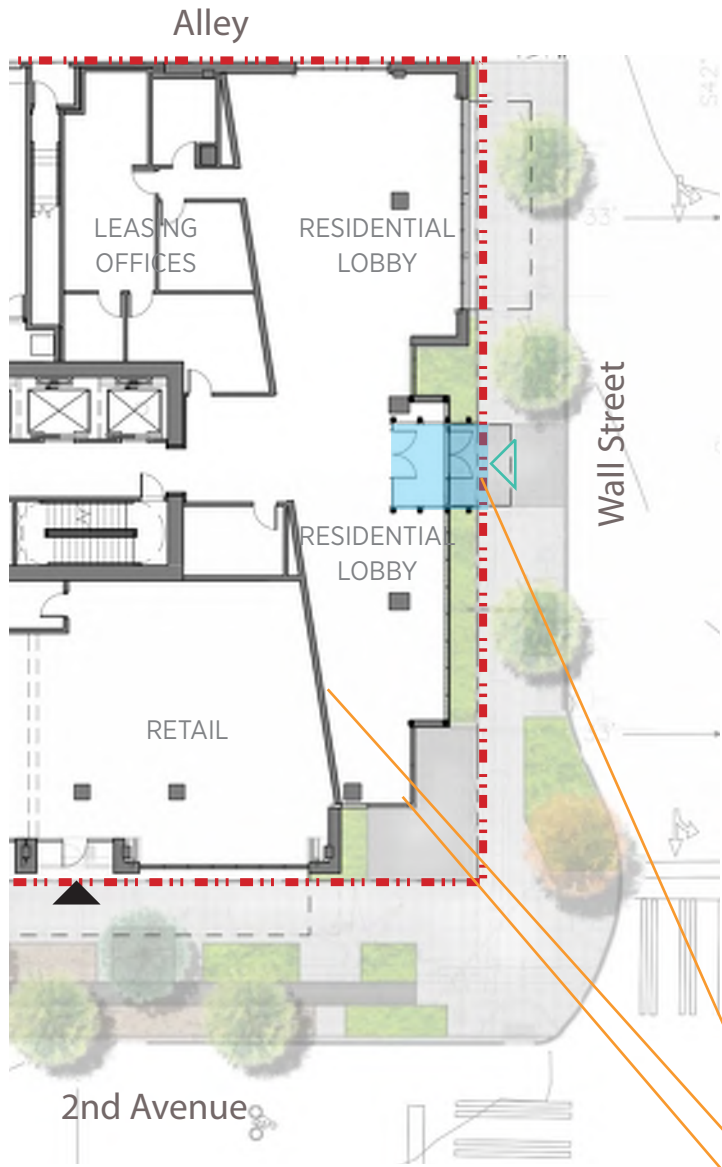
D-3 PROVIDE ELEMENTS THAT DEFINE THE PLACE  
The feature wall and art piece provide special attractions that help distinguish the lobby and enhance the pedestrian realm.

FEATURE WALL  
& SCULPTURE CONCEPTS



PEDESTRIAN ACTIVATION PART I

- LEGEND
- ▶ RETAIL ENTRY
  - ◀ RESIDENTIAL ENTRY
  - PROPERTY LINE

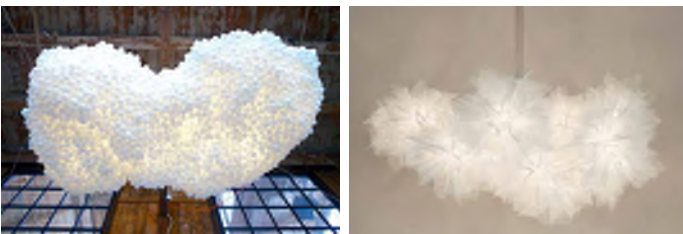


LEVEL 1 PLAN AT SW CORNER



- DISTINCTIVE ENTRY VESTIBULE
- HIGHLY VISIBLE FEATURE WALL
- ART FEATURE

SW CORNER ACTIVATION WITH LOBBY





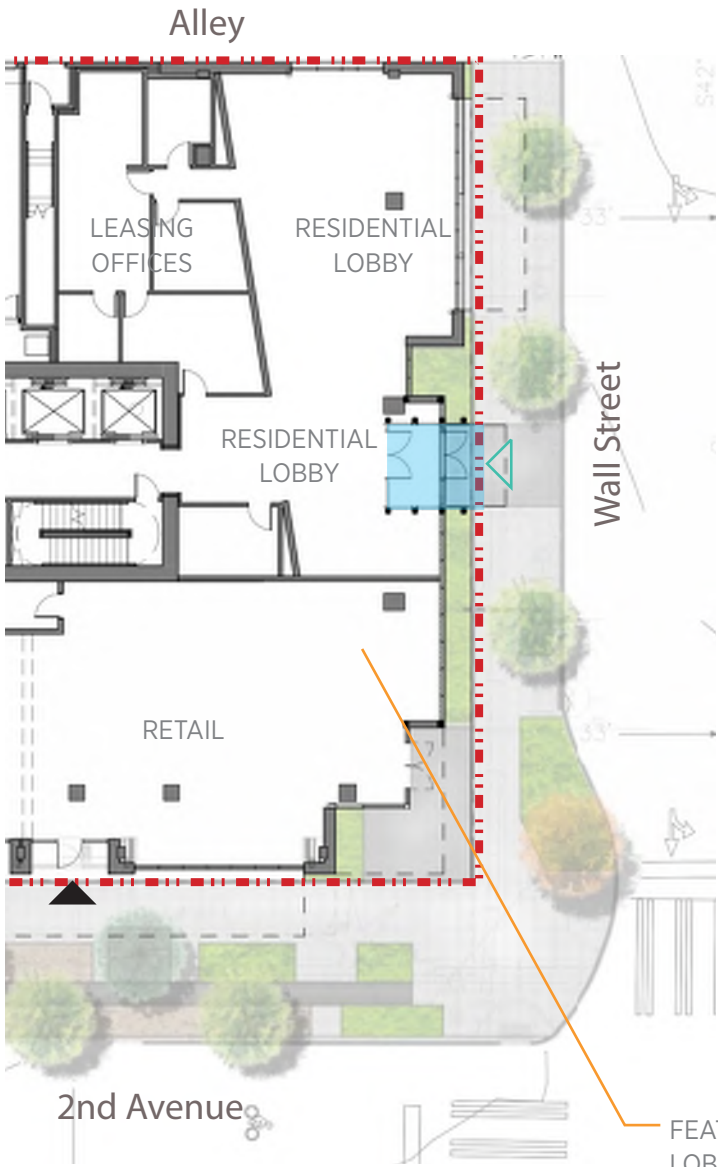
FUTURE RETAIL  
AT SW CORNER

RATIONALE FOR PROPOSED DESIGN

Programmatic requirements for project feasibility, and design preference for a building form that is cohesive with interior functions, has led to a preference for the project to activate the SW corner with a feature wall and art sculpture in the residential lobby. However, flexibility to change to future retail use has been provided for-- the feature wall is non-structural and can be modified to convert the lobby to retail space, and storefront doors will be provided for corner retail.

LEGEND

- ▶ RETAIL ENTRY
- ◀ RESIDENTIAL ENTRY
- PROPERTY LINE



LEVEL 1 PLAN AT SW CORNER



FUTURE RETAIL AT SW CORNER



LEGEND

▶

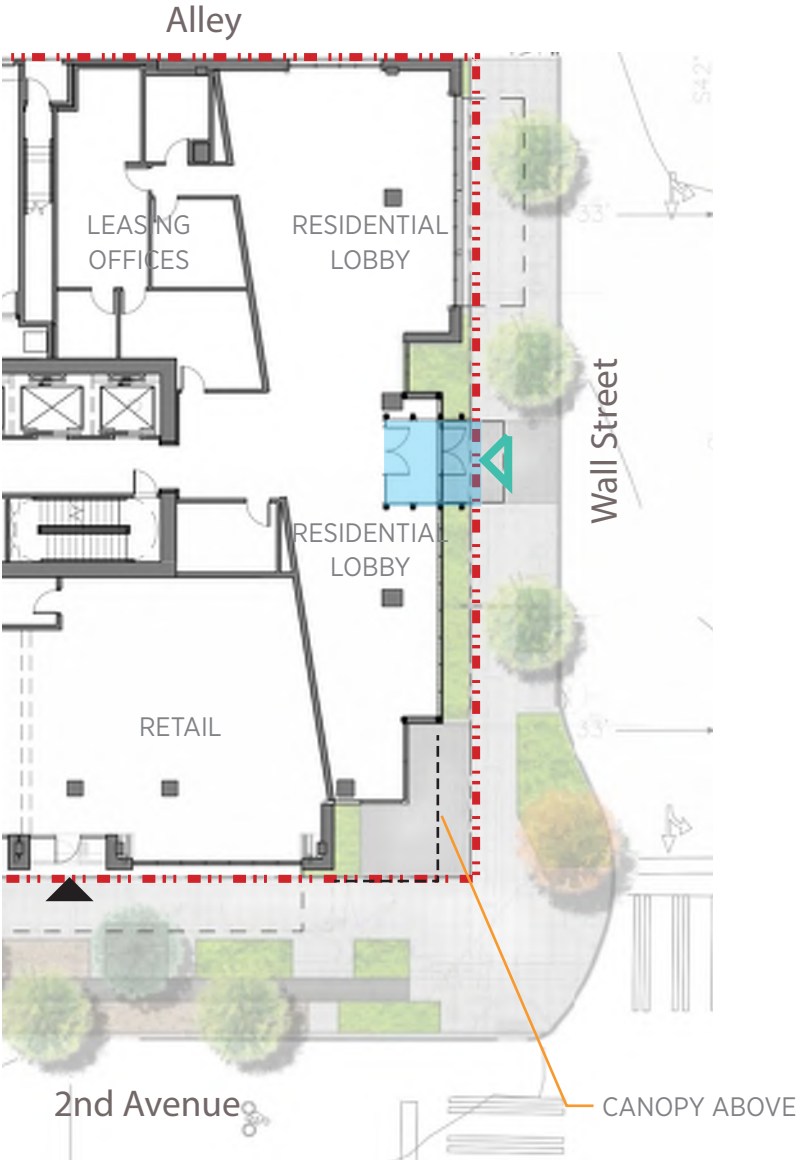
 RETAIL ENTRY

▶

 RESIDENTIAL ENTRY

---

 PROPERTY LINE



LEVEL 1 PLAN AT SW CORNER



DISJOINTED CANOPY AT SW CORNER

MIS-ALIGNED CANOPY HEIGHTS DUE TO OVERHEAD WEATHER PROTECTION HEIGHT REQUIREMENT LIMITATIONS & CORNER CANOPY INTRUDES ON VISIBILITY OF PEDESTRIAN-ACTIVATING FEATURE WALL AND ART PIECE

CANOPY  
AT SW CORNER

**GUIDANCE**  
10 3.d).The southwest corner should include a wrapping canopy.

**RESPONSE**  
The design team explored adding a canopy to the SW corner. In the end, we feel the corner and separate architectural masses meet the design guidelines to a greater extent than when no canopy wraps the SW corner. Removing the canopy allows better visibility of the double-height lobby feature wall and art piece, and helps the entry be more clearly distinguished. The design meets zoning code requirements as proposed, because the building steps back from the property line more than five feet.

**DESIGN GUIDELINES**  
B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING  
A canopy at the southwest corner interrupts the expression of the tower coming down to the base as a unified mass.

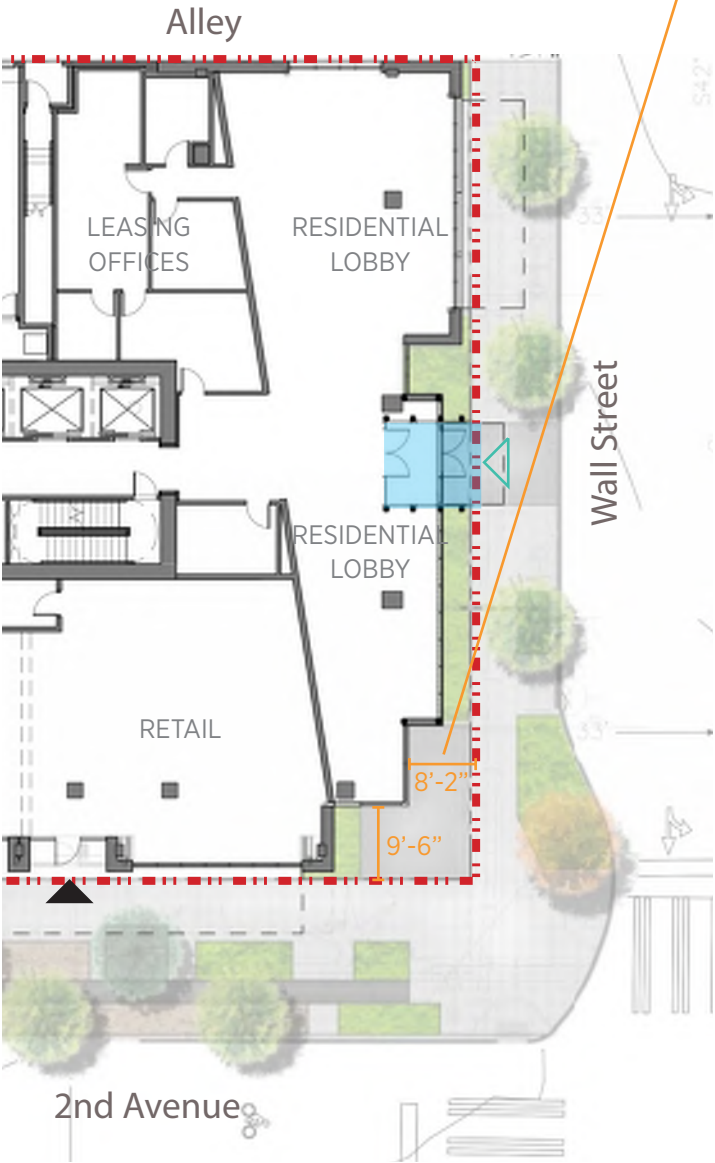
C-2 DESIGN FACADES OF MANY SCALES  
A canopy at the southwest corner removes the diversity of pedestrian experiences on this project.

C-4 REINFORCE BUILDING ENTRIES  
A canopy at the southwest corner detracts from the double-height lobby expression which helps clearly differentiate the residential lobby from retail portions of the project.



LEGEND

- ▶ RETAIL ENTRY
- ◀ RESIDENTIAL ENTRY
- PROPERTY LINE



SMC 23.49.018 - OVERHEAD WEATHER PROTECTION  
EXEMPTION A.1:  
OVERHEAD WEATHER PROTECTION IS NOT REQUIRED WHERE PORTIONS OF THE STRUCTURE  
FACADE ARE LOCATED FARTHER THAN FIVE FEET FROM THE PROPERTY LINE

CANOPY  
AT SW CORNER

PROJECT HISTORY RECAP

**GUIDANCE FROM EDG #1**  
Explore place-making recesses at the street corners.

**RESPONSE AT EDG #2**  
At EDG meeting #2, the design team provided a design that met guidance provided at EDG #1. The Board wanted to see ground-level articulation, in particular, recesses at street corners.  
This guidance was followed, and the Board supported the overall massing, including how the tower form was expressed all the way down to street level.

**RATIONALE FOR PROPOSED DESIGN**  
With the design keeping the same big-picture massing that was approved at EDG meeting #2, the design team still proposes a clean tower base at the SW Corner, unbroken by a canopy.  
This helps provide a distinct lobby entry, promotes pedestrian activation with high visibility of the double-height lobby feature wall and art piece, and meets zoning code.



LEVEL 1 PLAN AT SW CORNER

PROPOSED DESIGN - NO CANOPY AT SW CORNER

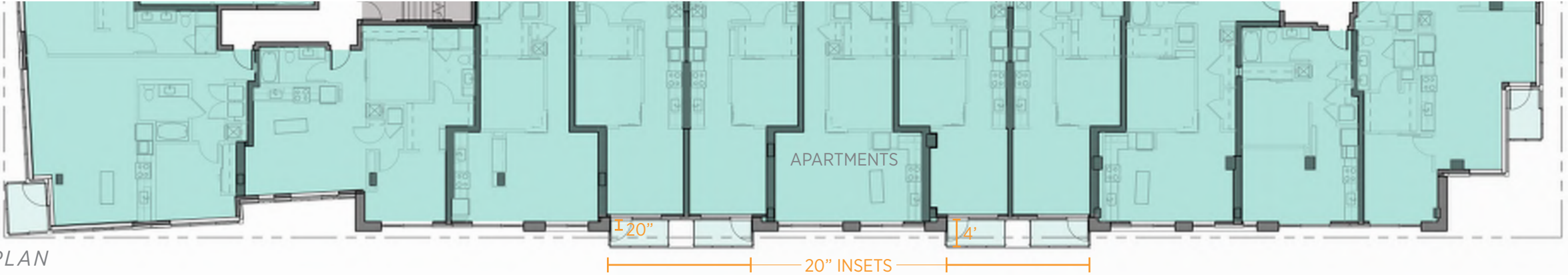


**2ND AVENUE  
PEDESTRIAN  
EXPERIENCE**



PERSPECTIVE FROM NORTHWEST

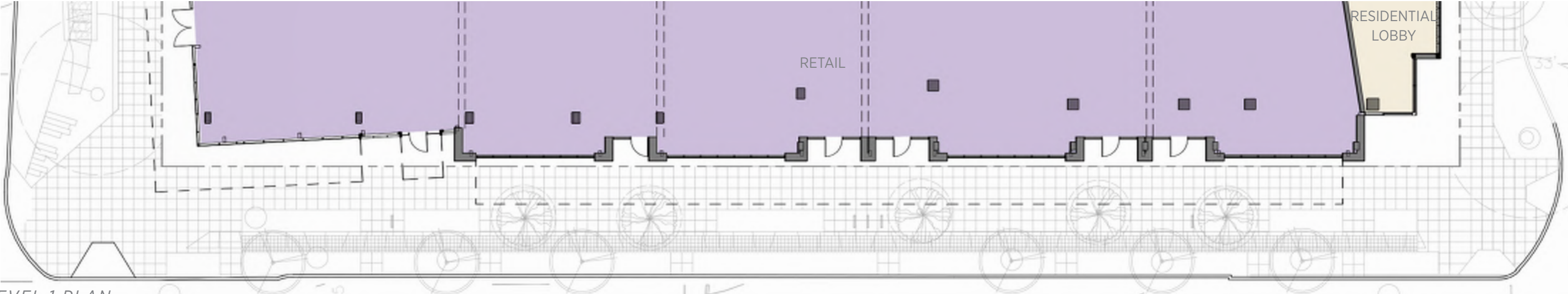




TYPICAL PODIUM PLAN



WEST ELEVATION



LEVEL 1 PLAN



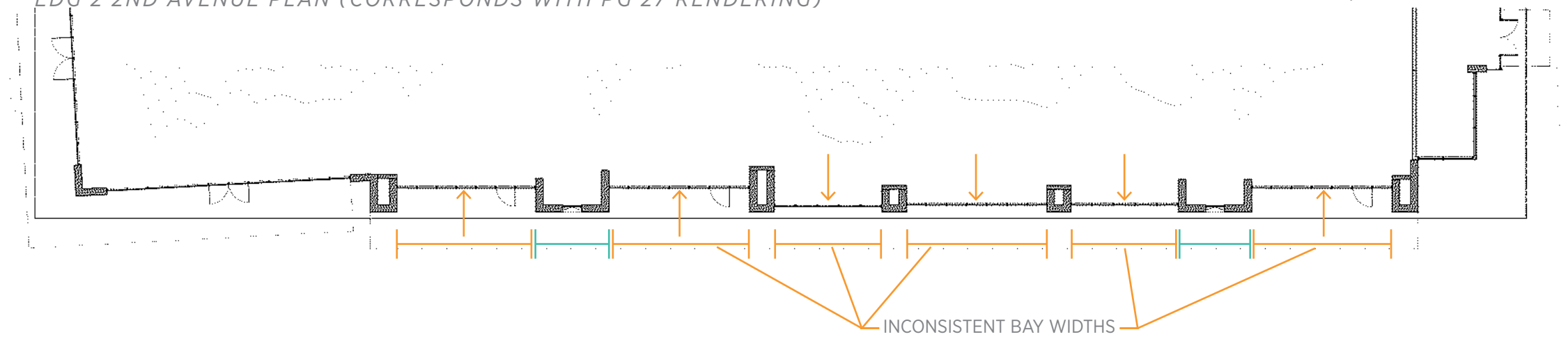


EDG 2 LEVEL 2 PLAN

**2ND AVE RETAIL BAYS**  
**EDG 2 DESIGN**



EDG 2 2ND AVENUE PLAN (CORRESPONDS WITH PG 27 RENDERING)



EDG 2 LEVEL 1 PLAN (CORRESPONDS WITH PG 27 RENDERING)

**GUIDANCE**

11 3.a) The Board endorsed the deeply recessed storefronts, and supported a consistent rhythm of pier widths rather than the two widened piers along 2nd Avenue.

**RESPONSE**

All piers have been revised to be a consistent width, and the retail bay rhythm simplified. Consistency has also been applied to retail bay setbacks, and opportunities for more retail doors has been provided.

**DESIGN GUIDELINES**

B-3 REINFORCE THE POSITIVE URBAN FORM & ARCHITECTURAL ATTRIBUTES OF THE IMMEDIATE AREA  
The rhythm of thickened brick piers and regularized retail bays follows existing projects in the neighborhood.

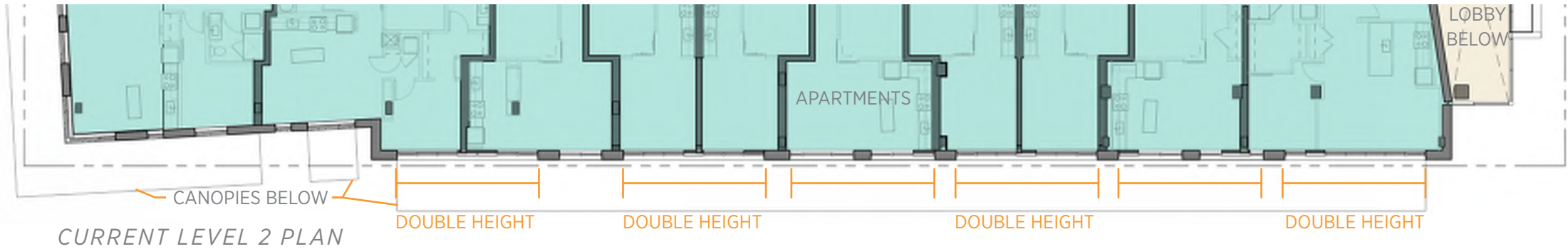
**C-2 DESIGN FACADES OF MANY SCALES**

The retail portion of this project is designed with modulation that alternates retail display windows with recessed entries. Variation in height is also expressed to correspond with bay widths.

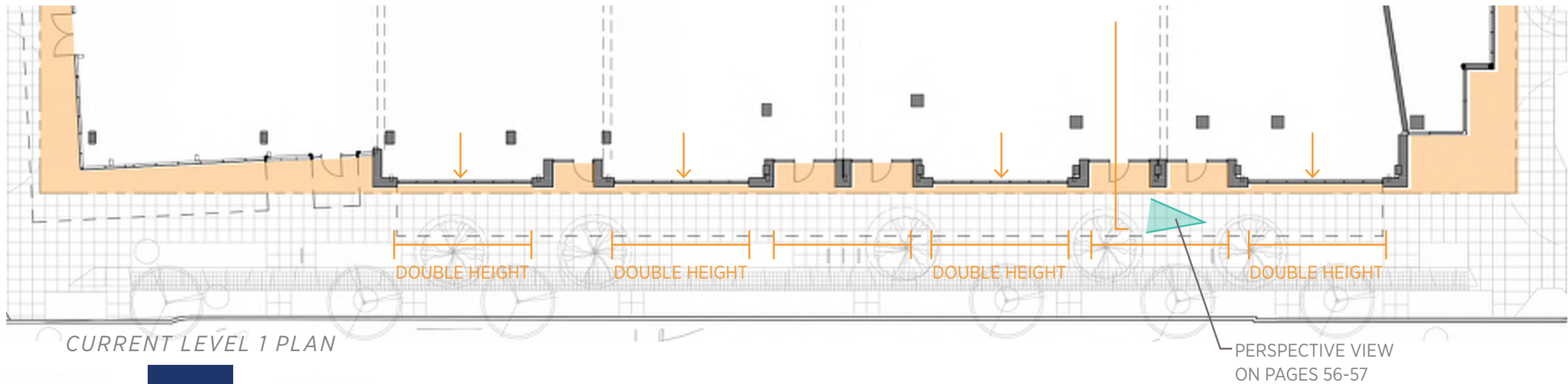
**PLAN KEY**

- ↑ LOCATION OF RETAIL DISPLAY WINDOWS
- LOCATION OF WIDE PIERS
- COMPARISON OF BAY WIDTHS





2ND AVE RETAIL BAYS  
REVISED DESIGN



- ELEVATION KEY
- HEIGHT OF RETAIL BAYS CONSISTENT WITH WIDTH OF BAYS
- PLAN KEY
- ALL RETAIL DISPLAY WINDOWS PUSHED OUT TO SIDEWALK
  - COMPARISON OF BAY WIDTHS
  - PEDESTRIAN LEVEL SETBACKS





**2ND AVE RETAIL  
BAY MODULATION  
PREFERRED**

The proposed design offers a simplified bay rhythm through consistency of wide, double-height display-window bays contrasted with narrow, single-height entry bays.

RECESSED BAYS AT ENTRIES  
PROVIDE AREA FOR DOOR SWING,  
VARIATION, AND MODULATION

FORWARD DISPLAY WINDOWS  
MAKES RETAIL MORE VISIBLE  
AND STREETScape MORE ACTIVE

2ND AVENUE RETAIL PERSPECTIVE  
(CORRESPONDS WITH DESIGN PROPOSED ON PG 55)



2ND AVE RETAIL  
BAY MODULATION

A study in recessing the wide display-window bays revealed a decrease in perceived active-storefront, as the brick piers hide the recessed windows.

RECESSED DISPLAY WINDOWS  
BECOME HIDDEN, INCREASING  
THE PERCEPTION OF SOLID WALL



2ND AVENUE RETAIL PERSPECTIVE  
(RESPONSE TO REQUEST IN EDG 2 REPORT TO STUDY RECESSED DISPLAY WINDOW BAYS)

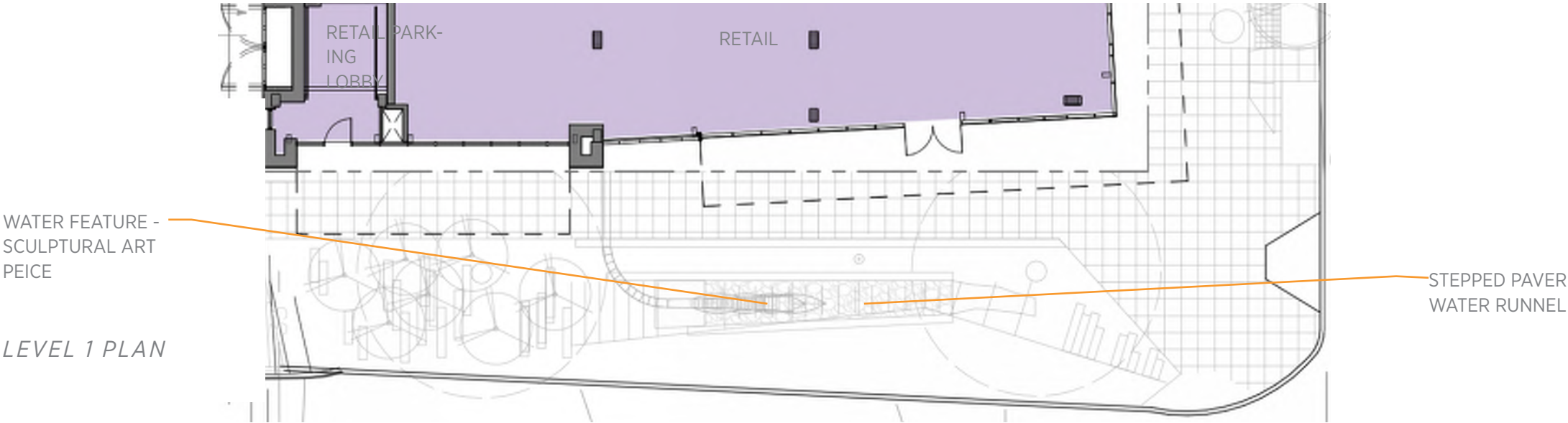
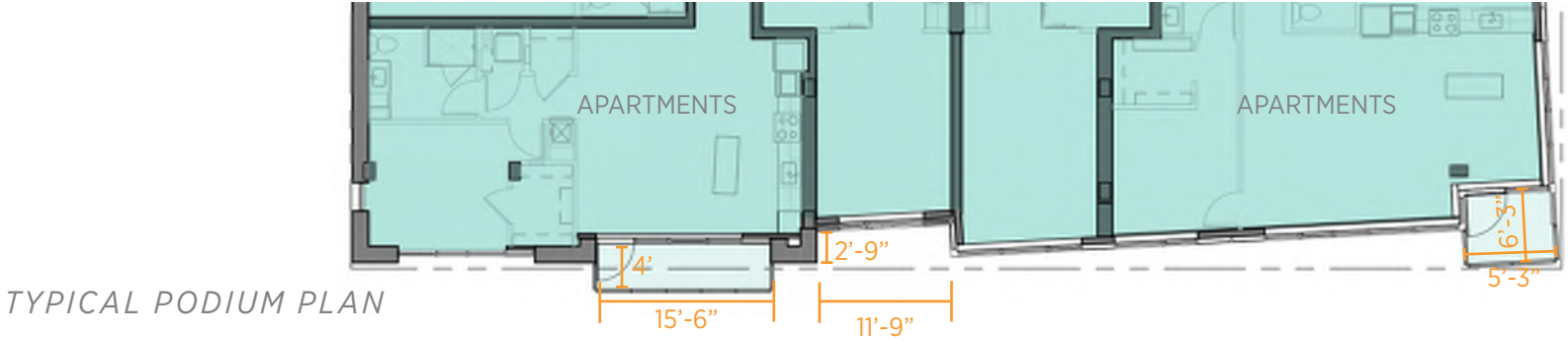


VINE STREET  
PEDESTRIAN  
EXPERIENCE



PERSPECTIVE FROM NORTHWEST







VINE STREET



PRECEDENTS - EXISTING GROWING VINE STREET FEATURES

GROWING VINE STREET  
STREETSCAPE IMPROVEMENT AND  
ART FEATURE

EXISTING CURB LINE

WATER FEATURE -  
SCULPTURAL ART  
PEICE

STEPPED PAVER WITH  
WATER RUNNEL



STREETSCAPE IMPROVEMENT PLAN

The project team has had several meetings with the Growing Vine Street neighborhood group to develop a streetscape plan sensitive to the goals of the group. The landscape architects and a commissioned artist have been working on creating vibrant plantings and art features that display water conveyance, with water collected at the building's roofs.





PEDESTRIAN VIEW LOOKING DOWN VINE STREET FROM NORTHWEST CORNER



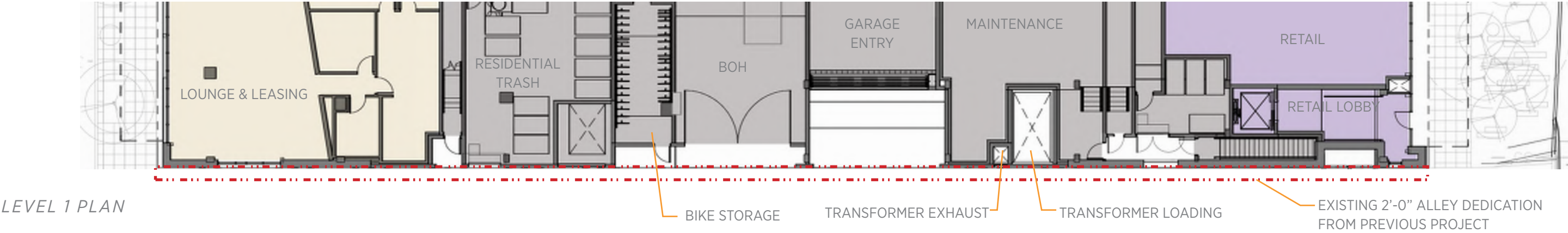
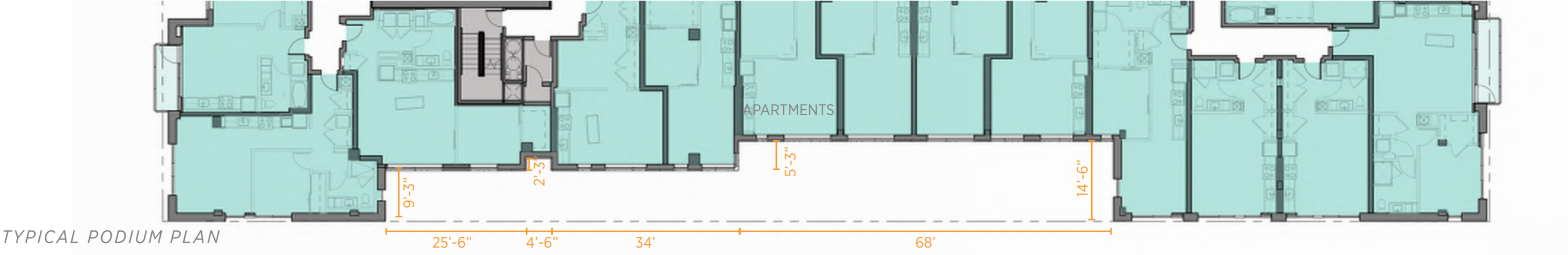
ALLEY  
PEDESTRIAN  
EXPERIENCE

EXISTING BUILDING ACROSS ALLEY



PERSPECTIVE FROM NORTHEAST







METAL PANEL VENEER



NE PERSPECTIVE - ALLEY VIEW

PATTERNED WINDOW WALL



NE PERSPECTIVE - ALLEY VIEW

BRICK VENEER -  
APPLICANT PREFERRED



NE PERSPECTIVE - ALLEY VIEW

NE CORNER  
MATERIALITY STUDY

GUIDANCE

12 1.b) The Board supported the southeast corner element, and recommended studying the materiality of the northeast corner which has a similar condition.

RESPONSE

The design team studied the composition and materiality of the northeast corner, intersection of Vine and the alley. This element wraps the corner, providing a mass and a “grounding” to that part of the building. After studying various materials and shifts in massing, brick was found to be the most suitable and elegant choice. The brick extends 68’ down the alley.



NW PERSPECTIVE - 2ND & VINE



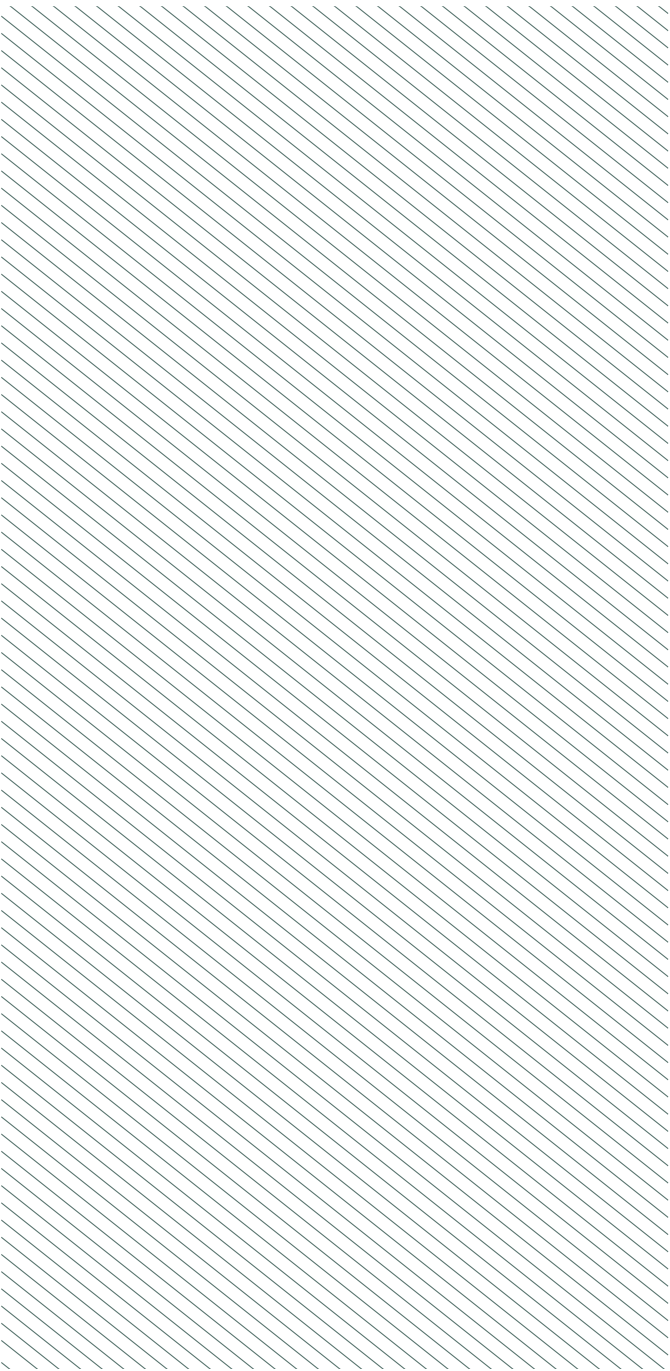
NW PERSPECTIVE - 2ND & VINE



NW PERSPECTIVE - 2ND & VINE



DEPARTURE REQUESTS



DEPARTURE REQUEST #1

SUPPORTED BY THE BOARD AT EDG 2

CODE SECTION:

SMC 23.49.158  
DOWNTOWN MIXED RESIDENTIAL, COVERAGE AND FLOOR  
SIZE LIMITS

Table A: For lot sizes between 25,001 – 38,000 SF, portions of structures below 65-feet may have 100% coverage. For the lot size of this site, coverage is limited to 55% of the site area for portions of the structure between 65-feet and 85-feet; and 50% for portions between 85-feet and 125-feet. Portions of the structure above 125’ are limited to 8,000 SF.

REQUEST:

The proposal requests to depart the tiered coverage percentages from 65’-125’. The proposal distributes an average of the total allowed floor area to all floors between 65’-125’.

RATIONALE:

The proposal does not gain additional floor area in this departure request, but redistributes the allowable area within 65’-125’, providing a unified massing and additional podium rooftop open space along Vine Street.

ENHANCES DESIGN GUIDELINES:

B-3 REINFORCE THE POSITIVE URBAN FORM &  
ARCHITECTURAL ATTRIBUTES OF THE IMMEDIATE AREA

B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING

DEPARTURE REQUEST #2

SUPPORTED BY THE BOARD AT EDG 2

CODE SECTION:

SMC 23.49.164.C.2  
DOWNTOWN MIXED RESIDENTIAL, MAXIMUM WIDTH, DEPTH  
AND SEPARATION REQUIREMENTS

The maximum width and depth for portions of a structure between 65-feet and 125-feet in height is 120-feet and this portion of the structure shall be separated horizontally from any other portion of a structure on the same lot above 65-feet in height by 20-feet at all points.

REQUEST:

The proposal requests to depart the 20’ horizontal separation at all points between portions of a structural along the 2nd Avenue street lot line between 65’-125’.

RATIONALE:

The proposed design embraces the intent of this code section by including a deep inset notch between massing elements, and stepping back the tower, which allows the building to read as two separate structures from street level.

ENHANCES DESIGN GUIDELINES:

B-2 CREATE A TRANSITION IN BULK & SCALE

B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING

DEPARTURE REQUEST #3

NOT REQUESTED AT EDG 2

CODE SECTION:

SMC 23.49.008.D  
DOWNTOWN ZONES, ROOFTOP FEATURES

Certain rooftop features are permitted to exceed the allowable zoning height as long as the combined coverage of all rooftop features does not exceed 55% of the roof area subject to maximum floor area limits per story per SMC 23.49.058.

REQUEST:

The proposal requests that indoor mechanical area be considered an exterior screened rooftop feature and exempt from coverage calculations (SMC 23.49.008.D.3.b) due to it being located behind mechanical screens, with no discernible visual difference to building massing compared to it being outdoor screened mechanical equipment.

RATIONALE:

The proposed rooftop design includes active amenity spaces, indoor and outdoor mechanical equipment areas, and a feature roof overhang. The intent is that the tower top appears integrated with the overall building massing. This departure request allows for necessary indoor mechanical space to be provided on the roof without diminishing an amenity space that enhances the skyline. The two enclosed mechanical areas will have an identical appearance whether they are enclosed or not.

ENHANCES DESIGN GUIDELINES:

A-2 ENHANCE THE SKYLINE

B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING



**DEPARTURE REQUEST 1**  
SUPPORTED BY DRB AT EDG 2

**SMC 23.49.158: Downtown Mixed Residential, coverage and floor size limits**  
Table A: For lot sizes between 25,001 – 38,000 SF, portions of structures below 65-feet may have 100% coverage. For the lot size of this site, coverage is limited to 55% of the site area for portions of the structure between 65-feet and 85-feet; and 50% for portions between 85-feet and 125-feet. Portions of the structure above 125' are limited to 8,000 SF.

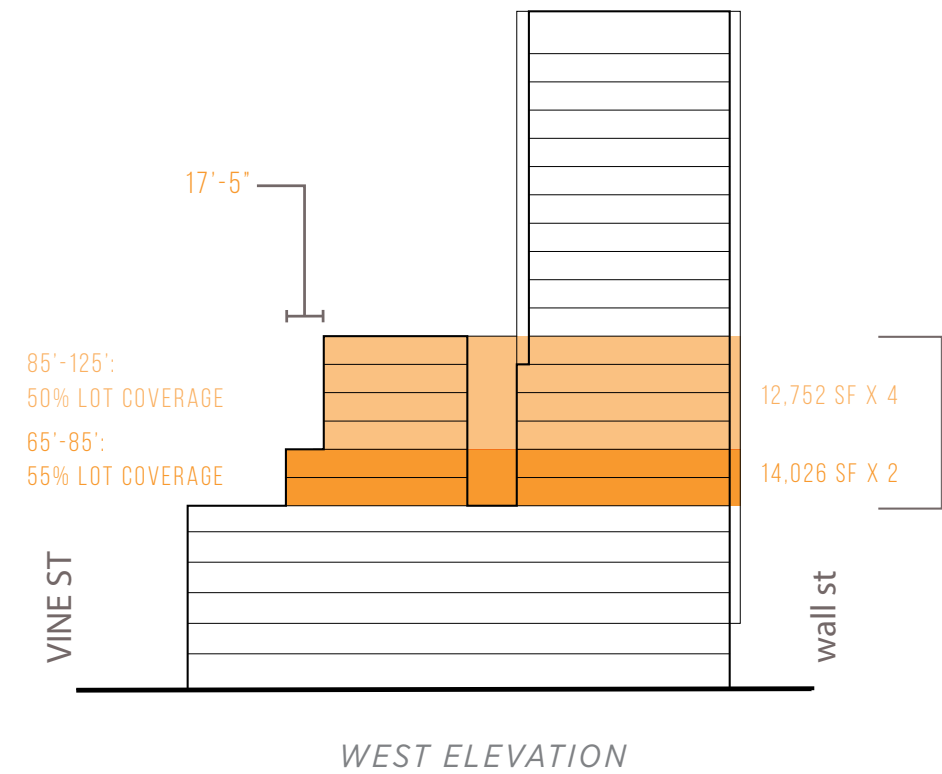
**REQUEST:**  
The proposal requests to depart the tiered coverage percentages from 65'-125'. The proposal distributes an average of the total allowed floor area to all floors between 65'-125'.

**RATIONALE:**  
The proposal does not gain additional floor area in this departure request, but redistributes the allowable area within 65'-125', providing a unified massing and additional podium rooftop open space along Vine Street.

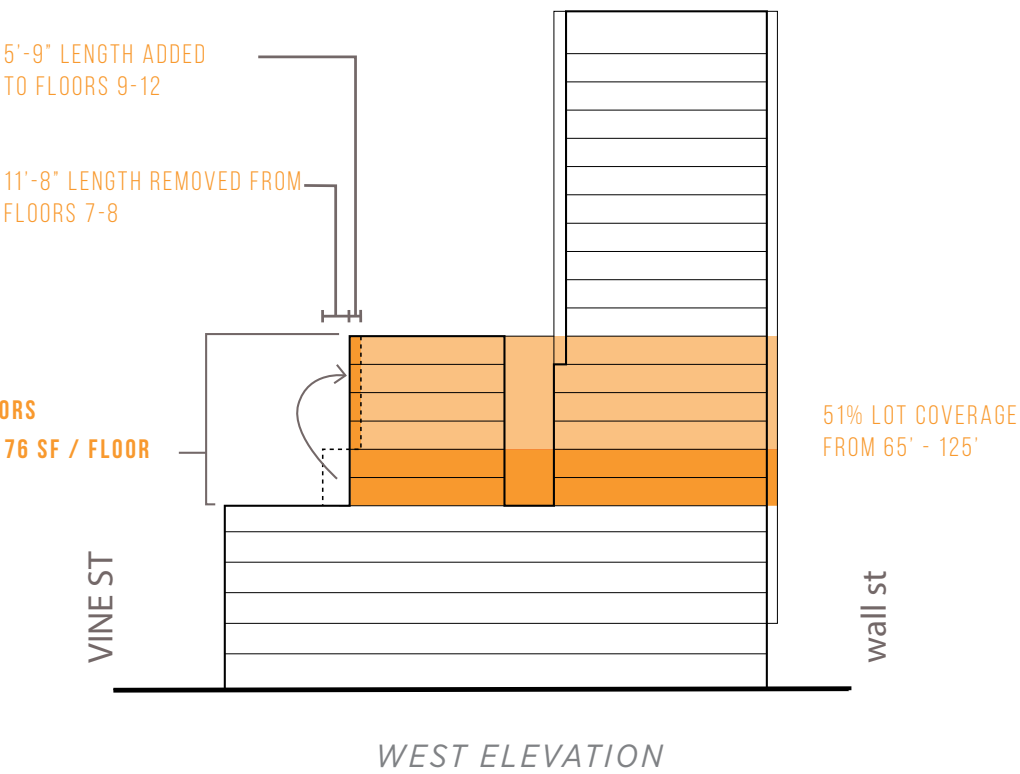
**B-3 Reinforce the positive urban form & architectural attributes of the immediate area**  
By unifying the mid-level “step” in the building form to a singular move, the massing is read as clean and intentional, reinforcing the common massing form found in this area.

**B-4 Design a well-proportioned & unified building**  
Averaging the floor area allows the mid-levels of the building to have the same floor plate shape. This simplifies the design into a more unified and intentional massing.

CODE COMPLIANT COVERAGE

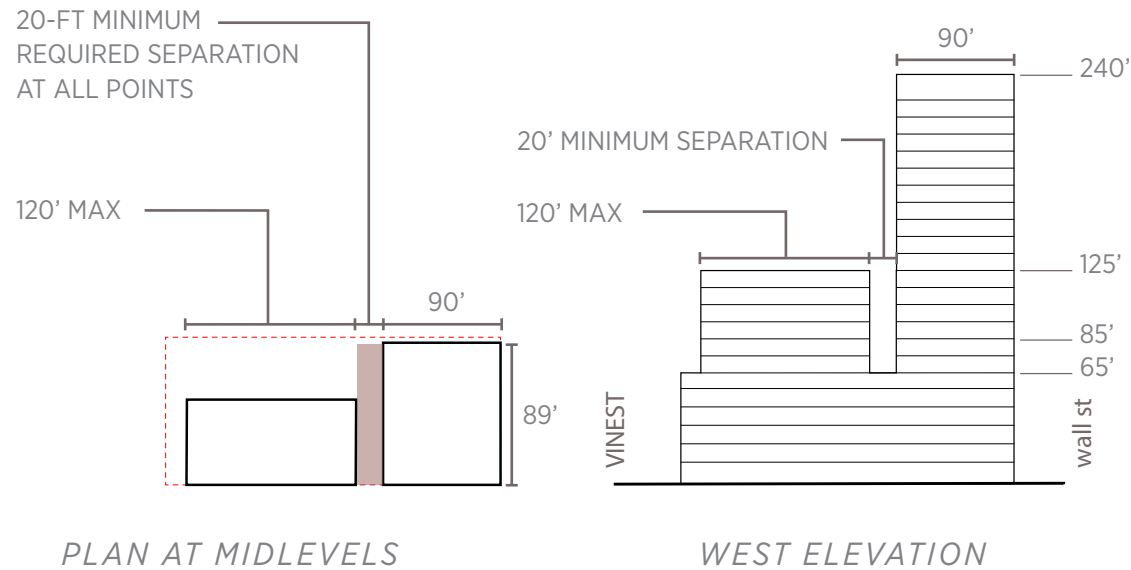


PREFERRED OPTION COVERAGE

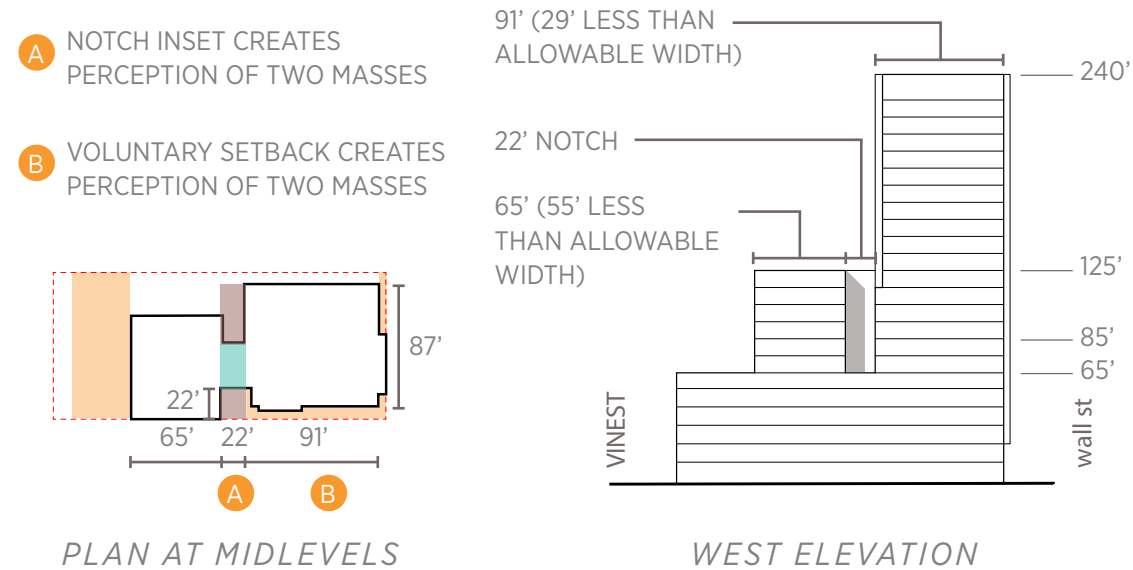




## CODE COMPLIANT FACADE WIDTH



## PROPOSED FACADE WIDTH



## DEPARTURE REQUEST 2

SUPPORTED BY DRB AT EDG 2

### SMC 23.49.164.C.2

Downtown Mixed Residential, maximum width, depth and separation requirements

The maximum width and depth for portions of a structure between 65-feet and 125-feet in height is 120-feet and this portion of the structure shall be separated horizontally from any other portion of a structure on the same lot above 65-feet in height by 20-feet at all points.

### REQUEST:

The proposal requests to depart the 20' horizontal separation at all points between portions of a structural along the 2nd Avenue street lot line between 65'-125'.

### RATIONALE:

The proposed design embraces the intent of this code section by including a deep inset notch between massing elements, and stepping back the tower, which allows the building to read as two separate structures from street level.

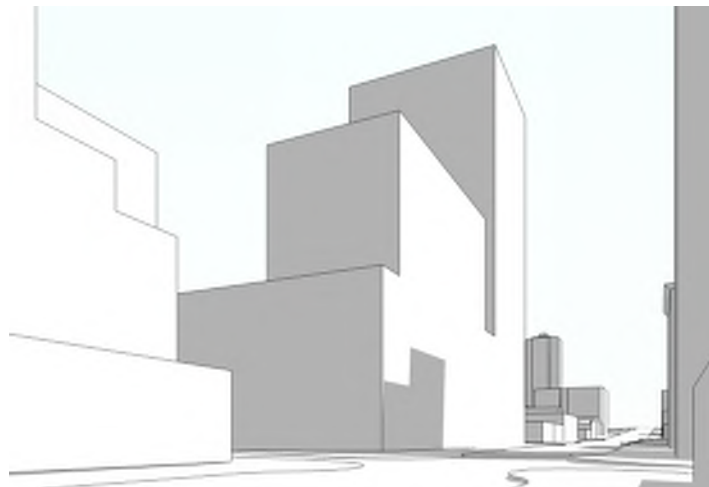
### B-2 Create a transition in bulk & scale

The proposed design reduces bulk and scale by providing two massing elements - the tower and the mid-rise. These elements are perceived as separate structure portions and create a stepping transition in scale from the Vine Street toward downtown.

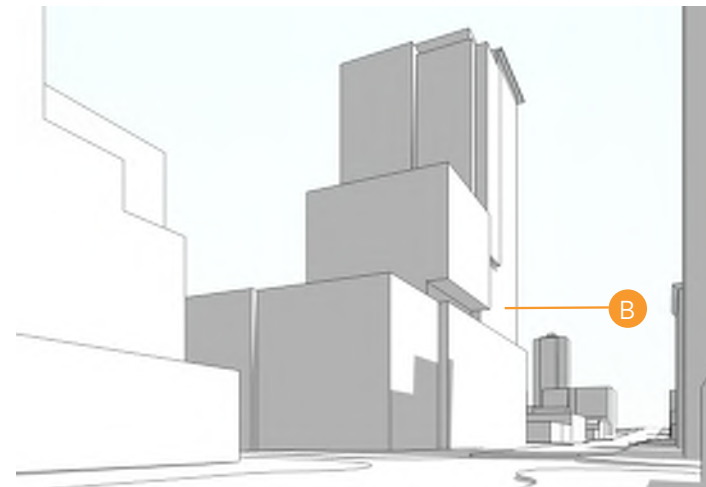
### B-4 Design a well-proportioned & unified building

The scale of the two masses are complimentary and work together in scale. While the building reads as two volumes, the floor plates being unified benefits the wayfinding and efficiency of the building.

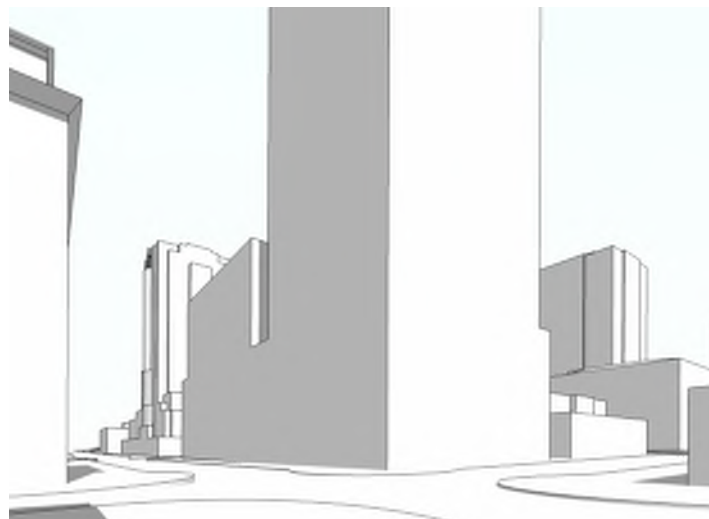
NW CORNER



NW CORNER



SW CORNER



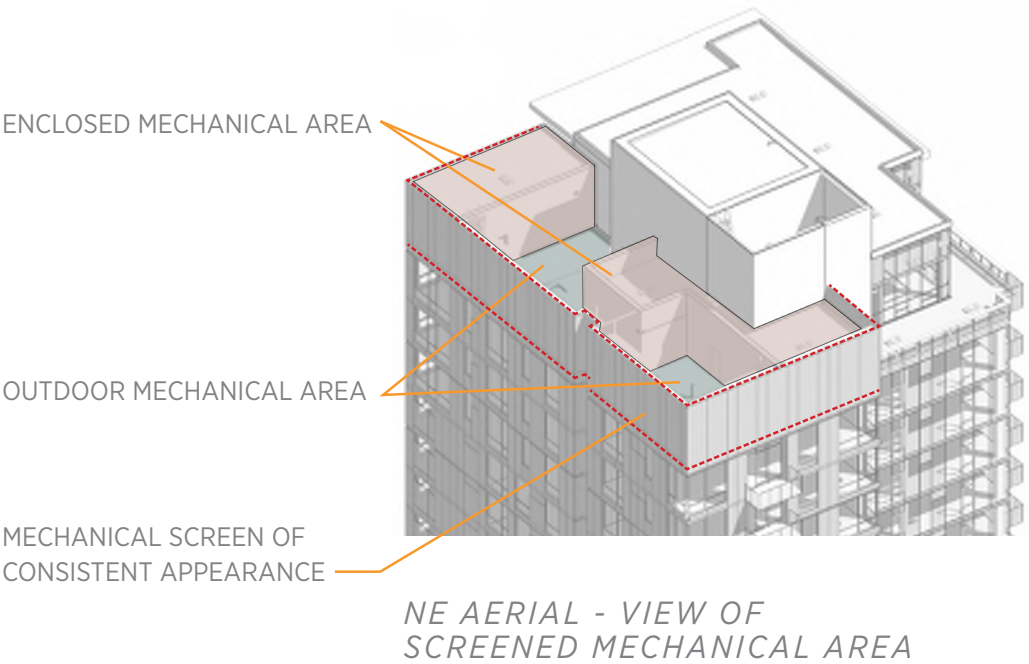
SW CORNER



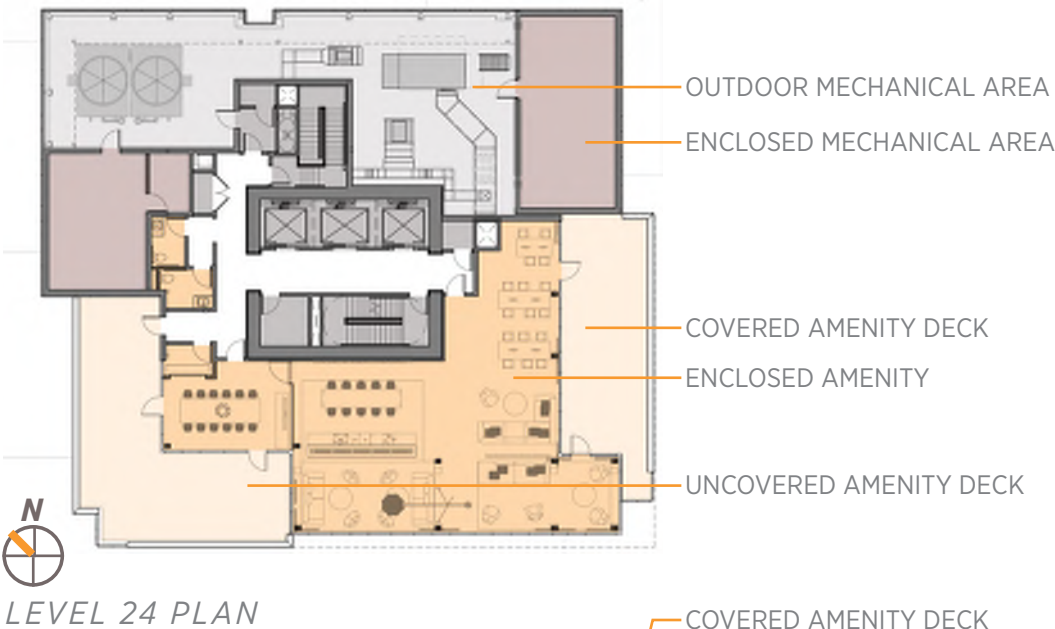


ELEMENTS OF PROPOSED ROOFTOP:

SCREENED MECHANICAL AREA



TOWER-TOP AMENITY AREA



DEPARTURE REQUEST 3

**SMC 23.49.008.D: Downtown Zones, Rooftop Features**  
Certain rooftop features are permitted to exceed the allowable zoning height as long as the combined coverage of all rooftop features does not exceed 55% of the roof area subject to maximum floor area limits per story per SMC 23.49.058.

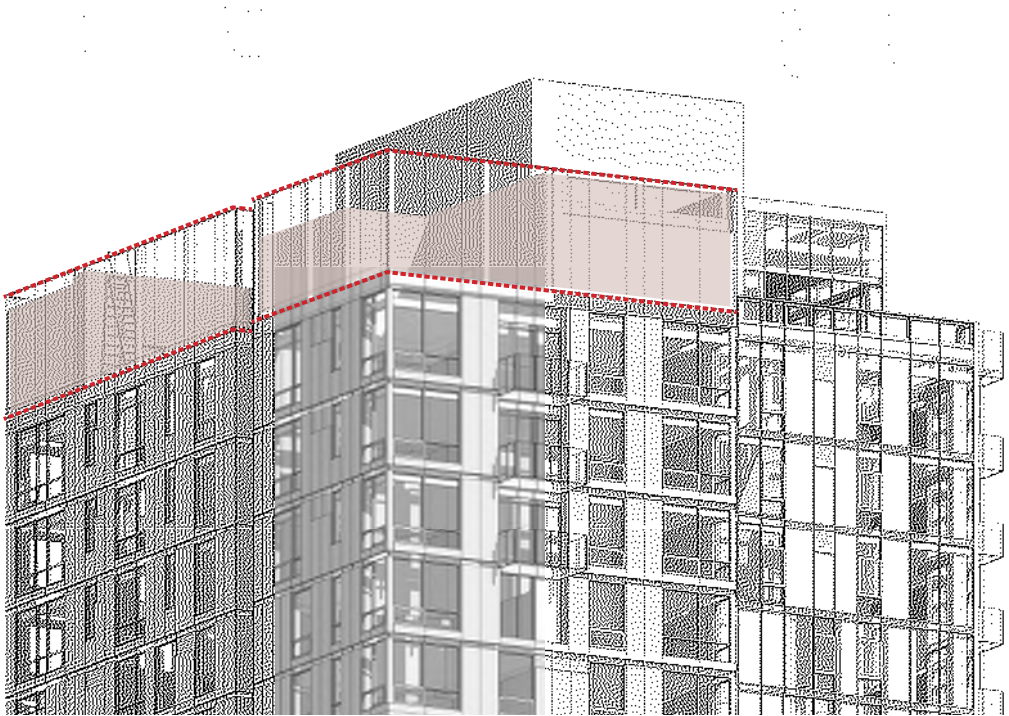
**REQUEST:**  
The proposal requests that enclosed mechanical area be considered similar to an exterior screened rooftop feature and exempt from coverage calculations (SMC 23.49.008.D.3.b) due to it being located behind mechanical screens, with no discernible visual difference to building massing compared to it being outdoor screened mechanical equipment.

**RATIONALE:**  
The proposed rooftop design includes active amenity spaces, indoor and outdoor mechanical equipment areas, and a feature roof overhang. The intent is that the tower top appears integrated with the overall building massing. This departure request allows for necessary indoor mechanical space to be provided on the roof without diminishing an amenity space that enhances the skyline. The two enclosed mechanical areas will have an identical appearance from the exterior whether they are enclosed or not.

**A-2 Enhance the skyline**  
The amenity space projecting light, and feature canopy reflecting that light, will provide active visual interest to the building top. This departure greatly improves the positive impact of the tower top, and its ability to improve the skyline.

**B-4 Design a well-proportioned & unified building**  
The proposed design follows this guideline by enclosing mechanical equipment behind screening, which integrates this area with the tower form below. The result is a tower top that appears as a uniform massing, rather than as a roof level with mechanical penthouse and elevator overrun.

*\*SEE FOLLOWING PAGES FOR ADDITIONAL INFORMATION*

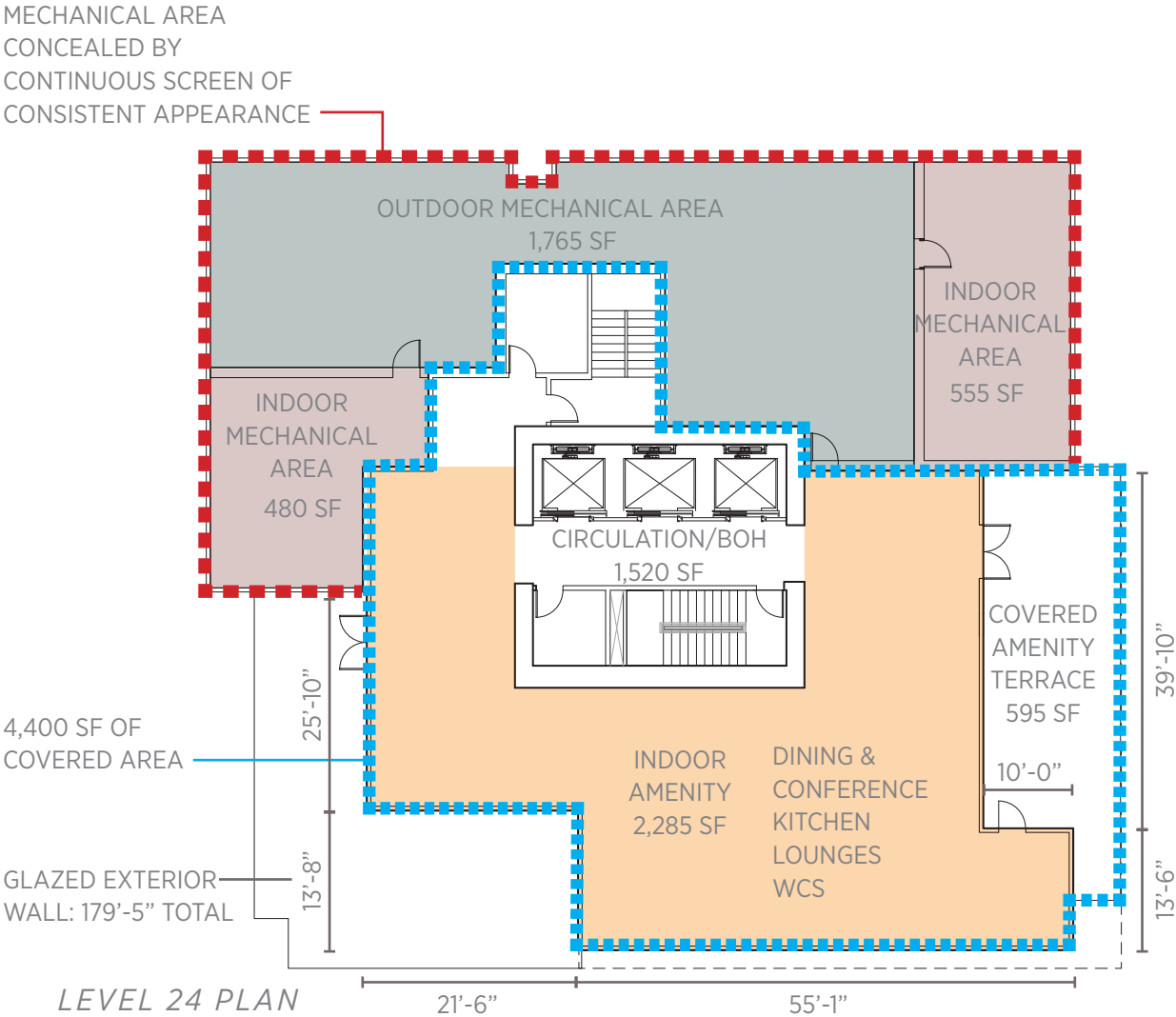


Screens in this drawing are shown transparent for diagrammatic purpose to show indoor and outdoor mechanical areas concealed behind screening.





PROPOSED COVERAGE (WITH DEPARTURE)



DEPARTURE REQUEST 3

PROPOSED COVERAGE PLAN KEY

Mechanical screen of same wall construction as tower massing below.

**Code Compliant:**  
Covered area = 4,400 sf  
(includes indoor and outdoor amenity, and circulation)

**Code Compliant:**  
Area enclosed by rooftop screening (may exceed maximum percentage of combined coverage of rooftop features per SMC 23.49.008.D.3.b)

**DEPARTURE REQUEST:**  
Enclosed Area = 1,035 sf of indoor mechanical area located behind rooftop screens.  
*Request this area to be exempt from calculations per SMC 23.49.008.D.3.b*

COVERAGE CALCULATIONS

PROPOSED: MECH ROOMS EXEMPT

INDOOR AMENITY	2,285 SF
CIRCULATION/BOH	1,520 SF
COVERED AMENITY DECK	595 SF

**TOTAL 4,400 SF**

**55% COVERAGE (CODE COMPLIANT)**

PROPOSED: MECH ROOMS INCLUDED

INDOOR AMENITY	2,285 SF
CIRCULATION/BOH	1,520 SF
COVERED AMENITY DECK	595 SF
INDOOR MECHANICAL ROOMS	1,035 SF

**TOTAL 5,435 SF**

**68% COVERAGE (13% OVER CODE)**

POSITIVE RESULTS OF PROPOSED DESIGN:

- Activated skyline with light and visible activity on south, west, & north facades.
- Larger amenity space allows more flexibility of uses and better provisions for residents.
- Enclosed mechanical rooms allow for use of more efficient mechanical equipment.
- Visual appearance of mechanical screen is the same as code compliant design.



PROPOSED COVERAGE



SW CORNER VIEW OF AMENITY  
Three sides of floor-to-ceiling glass activate the skyline.



SW CORNER VIEW OF FEATURE CANOPY  
Light and activity within amenity space is reflected on the feature canopy soffit, providing interest visible to pedestrians below.

DEPARTURE REQUEST 3

**ENHANCE THE SKYLINE**  
The proposed project is located on a prominent site in Seattle. We have the opportunity to enhance the skyline, while meeting the needs of the residents in a comparable manner to other projects in the city.

**PROVIDE A GREAT AMENITY**  
Rooftop amenity spaces have become the norm, expected by renters. The types of amenity spaces have become more varied, with multiple options being provided within a single building in order to meet the diverse needs of city-dwellers.

**PUBLIC BENEFIT**  
Consistent with other prominent, well designed high rise buildings, the project seamlessly integrates screening of the mechanical equipment into the facade without exposure to the public eye.

CODE-COMPLIANT COVERAGE EXACT SAME MASSING, VIBRANCY IS DIMINISHED.



SW CORNER VIEW OF AMENITY  
The majority of the exterior walls are solid, resulting in a dead tower top.

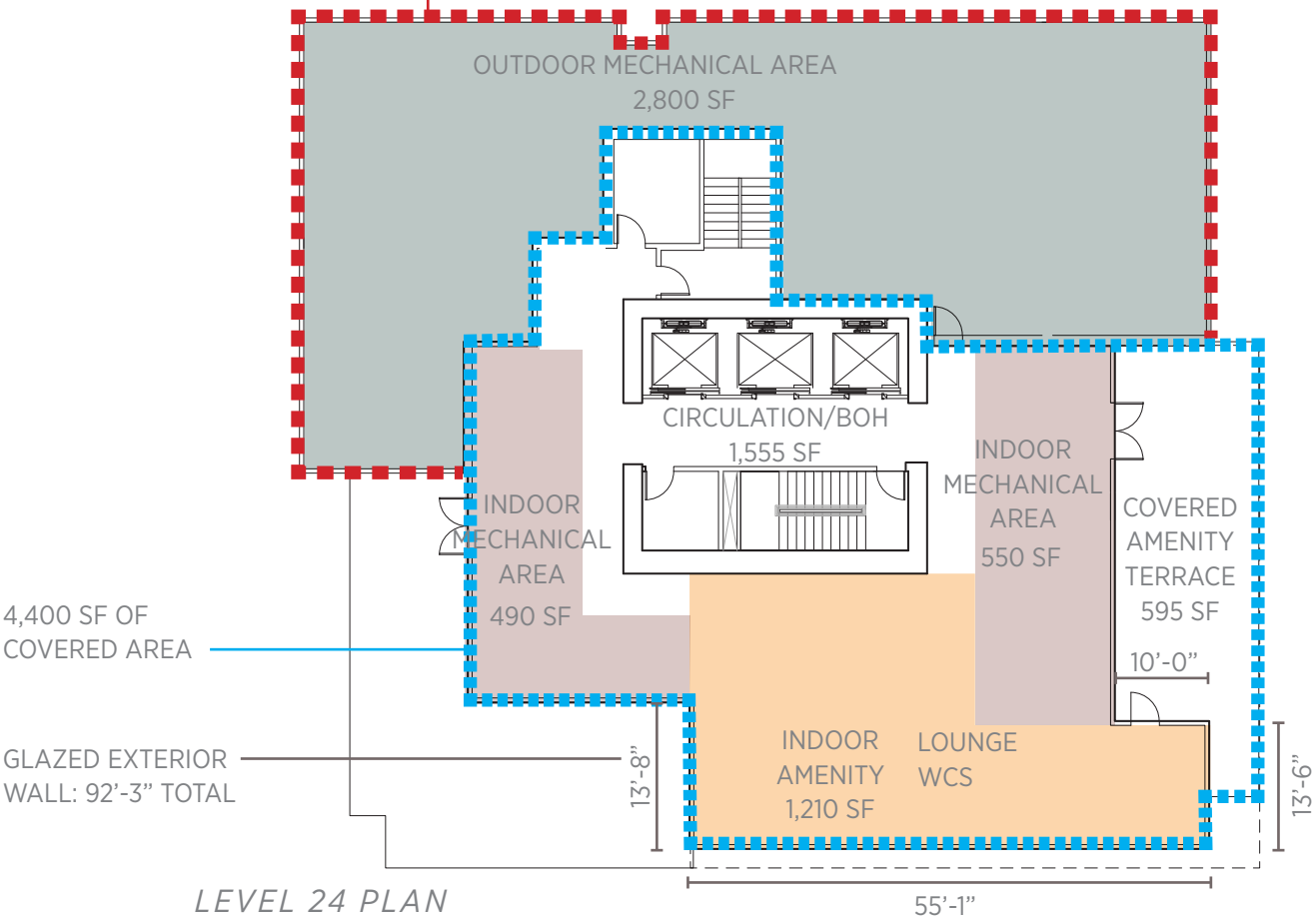


SW CORNER VIEW OF AMENITY  
Soffit of feature canopy receives no light from interior space to reflect.



CODE-COMPLIANT COVERAGE (WITHOUT DEPARTURE)

MECHANICAL AREA  
CONCEALED BY  
CONTINUOUS SCREEN OF  
CONSISTENT APPEARANCE



COVERAGE CALCULATIONS

COVERAGE WITHOUT DEPARTURE

INDOOR AMENITY	1,210 SF
CIRCULATION/BOH	1,555 SF
COVERED AMENITY DECK	595 SF
INDOOR MECHANICAL ROOMS	1,045 SF
<b>TOTAL W/ MECH ROOMS</b>	<b>4,400 SF</b>
<b>55% COVERAGE (CODE COMPLIANT)</b>	

NEGATIVE RESULTS OF CODE COMPLIANT DESIGN:

- 50% reduced length of glazed walls at rooftop which diminishes ability to Enhance The Skyline.
- Greatly reduced amenity area and functionality - can only fit a small, awkward-shaped lounge
- Terraces disconnected from indoor amenity.
- Challenging mechanical room shapes.
- Oversized outdoor mechanical area, with no visual change from proposed option.

DEPARTURE REQUEST 3

CODE-COMPLIANT COVERAGE PLAN KEY

- Mechanical screen of same wall construction as tower massing below.
- Code Compliant: Covered area = 4,400 sf (includes indoor and outdoor amenity, indoor mechanical area, and circulation)
- Code Compliant: Outdoor mechanical area enclosed by rooftop screening (may exceed maximum percentage of combined coverage of rooftop features per SMC 23.49.008.D.3.b)
- Code Compliant: Indoor mechanical area

AMENITY COMPARISON

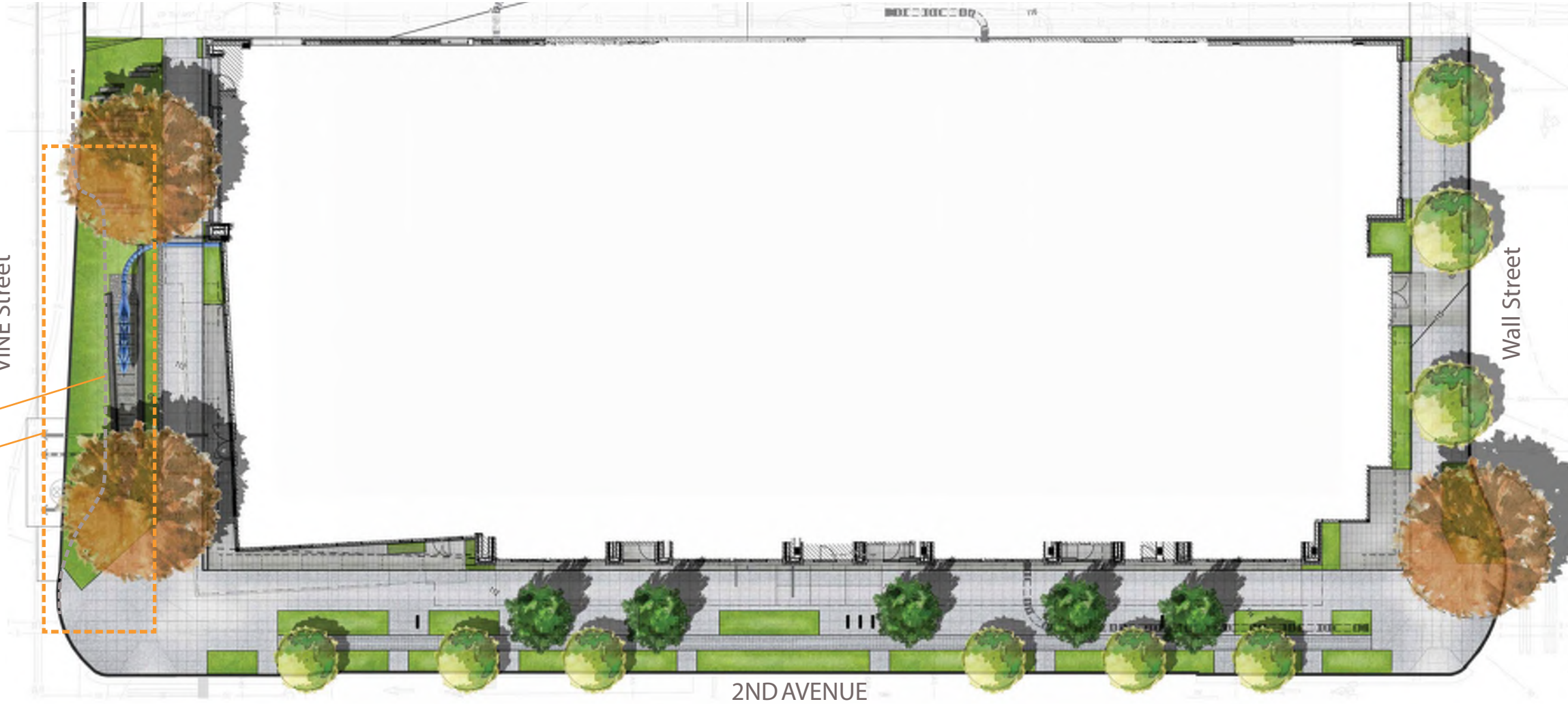
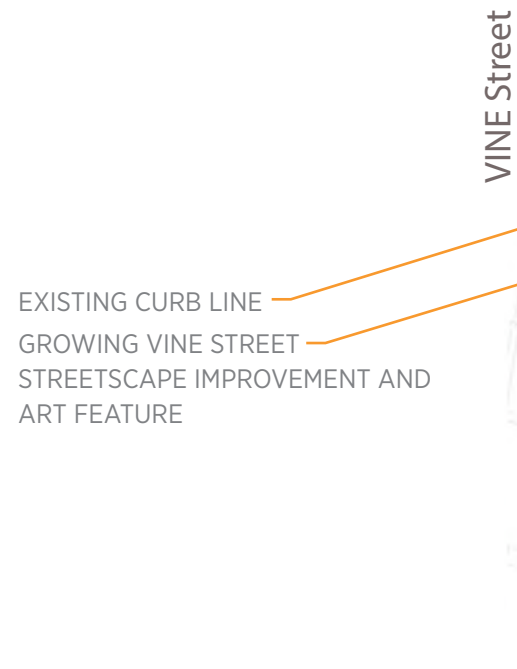
The table below compares amenities provided at the top of towers in various projects in Seattle.

<u>Cirrus</u> 77% coverage 2.1% of project	<u>Luma</u> 73% coverage 2.3% of project
<u>Viktorja</u> 67% coverage 2.3% of project	<u>210 Wall w/ Departure</u> 68% coverage 1.2% of project

Measurement Calculations:  
coverage = % of covered roof area / tower plate size  
project = % of tower-top amenity / total project area (excluding garage)



LANDSCAPE  
& LIGHTING



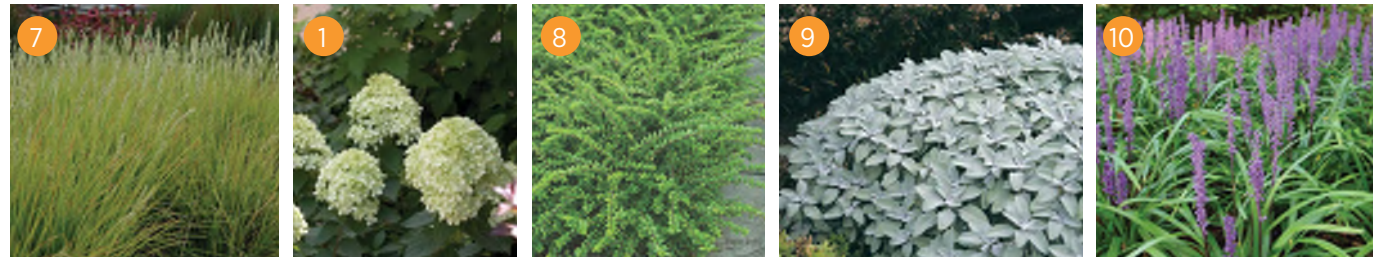
SDOT APPROVED ROW TREE AND STREETSCAPE LAYOUT

STREETSCAPE PLANT  
SELECTION

- 1 PANICLE HYDRANGEA
- 2 BEAR'S BREECHES
- 3 SEDGE
- 4 HOSTA
- 5 SWORD FERN
- 6 SOLOMON'S SEAL
- 7 TUFTED HAIR GRASS
- 8 PRIVET HONEYSUCKEL
- 9 COMMON SAGE
- 10 LILY TURF



VINE STREET PLANT SELECTION



2ND AVENUE / WALL STREET PLANT SELECTION



GROWING VINE STREET ART CONCEPT IMAGERY



RECESSED LINEAR DOWN LIGHTS AND WALL WASHERS



PEDESTRIAN LIGHTING



IN-GRADE LINEAR GRAZER



RECESSED LINEAR WALL WASHER



RECESSED LINEAR DOWN LIGHT



TYPICAL CANOPY GRAZER







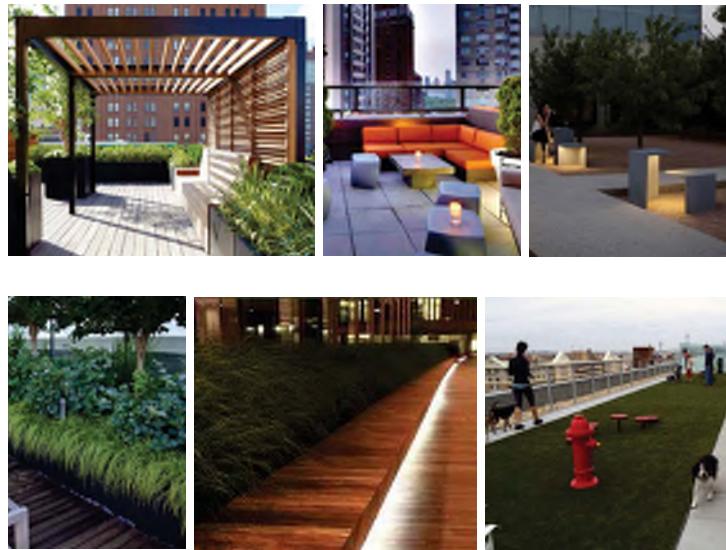
LEVEL 7 PODIUM ROOFTOP AMENITY PLAN

LEVEL 7 AMENITY TERRACE

A unique podium rooftop amenity level provides residents with views of the water down Vine Street, a wood terrace which can be used for yoga, and lounge with connection to outdoor spaces.



VIEW OF NW RETAIL CORNER



LEVEL 7 LANDSCAPE CONCEPT IMAGERY

AMENITY TERRACE PLANT SELECTION

- 1 SPURGE
- 2 FLOWERING ONION
- 3 WHIRLING BUTTERFLIES
- 4 ANGELINA STONECROP
- 5 WOOD SPURGE
- 6 FEATHER REED GRASS
- 7 PAPERBARK MAPLE



LEVEL 7 PLANT SELECTIONS



**LEVEL 13 GREENROOF**

The level 13 greenroof is the beginning source of stormwater collection for the art feature downspouts that convey water down to level 7, and eventually down to the Vine Street Green Street art feature.

The low-maintenance plantings will provide visible greenery for residents in the tower, as well as for neighboring residents.



LEVEL 13 GREENROOF PLAN

- GREENROOF (MAINTENANCE ACCESS ONLY)
- ROOF ACCESS HATCH



LEVEL 13 GREENROOF CONCEPT IMAGERY



SIGNAGE

ENTRY SIGNAGE CONCEPTS



1. BACKLIT AND WALL-MOUNTED



2. TOP-MOUNTED TO CANOPY



1.



2.



## RETAIL SIGNAGE CONCEPTS



BLADE SIGNAGE MOUNTED TO UNDERSIDE OF CANOPY

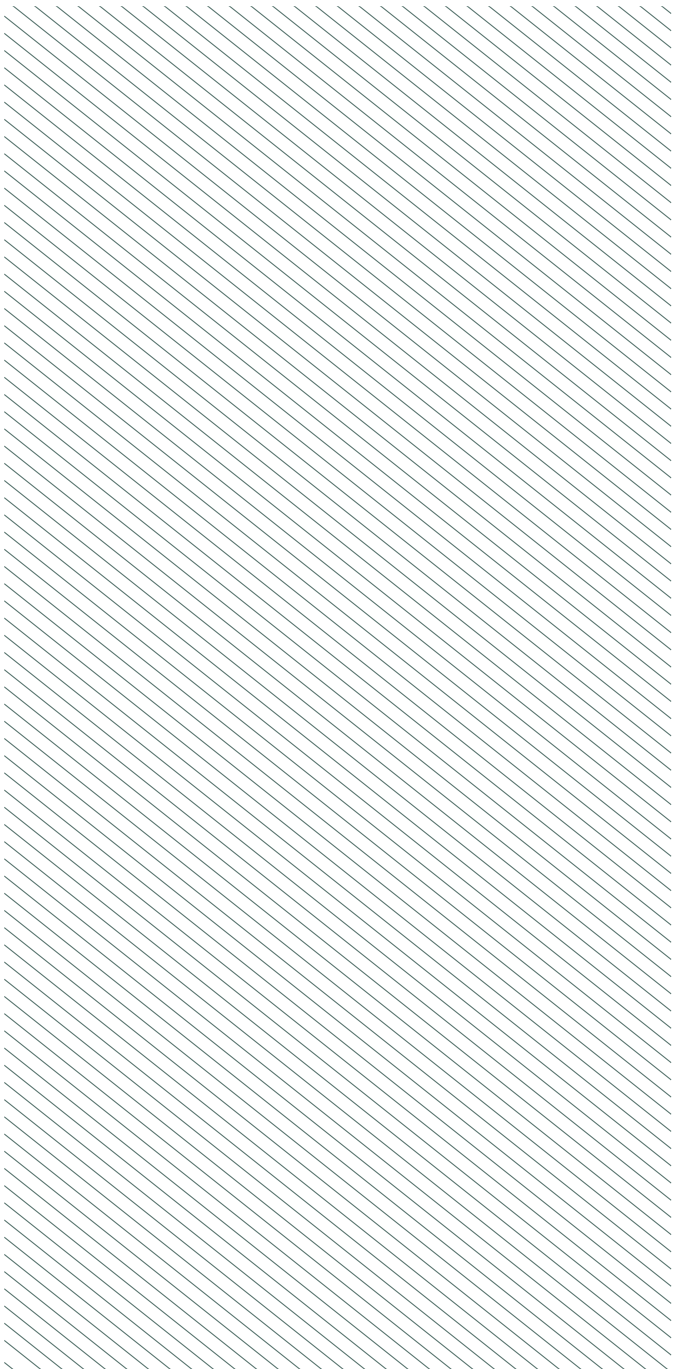


THANK YOU!





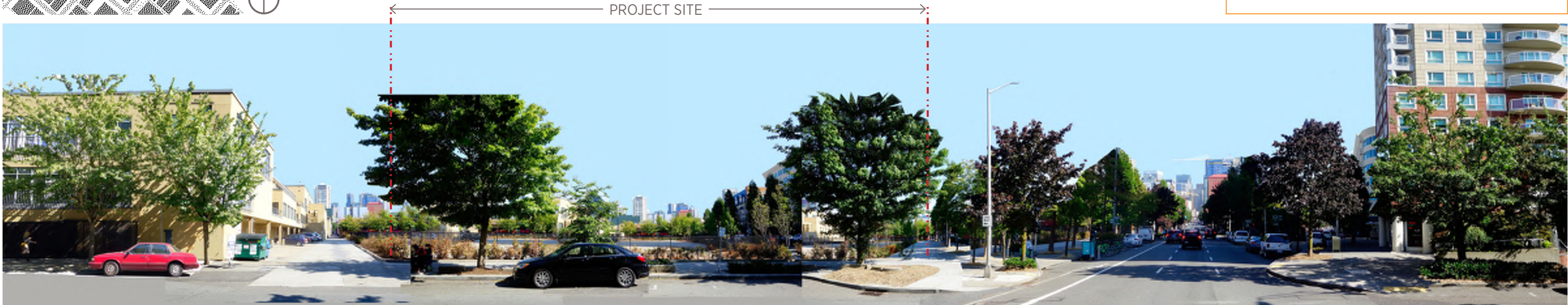
APPENDIX



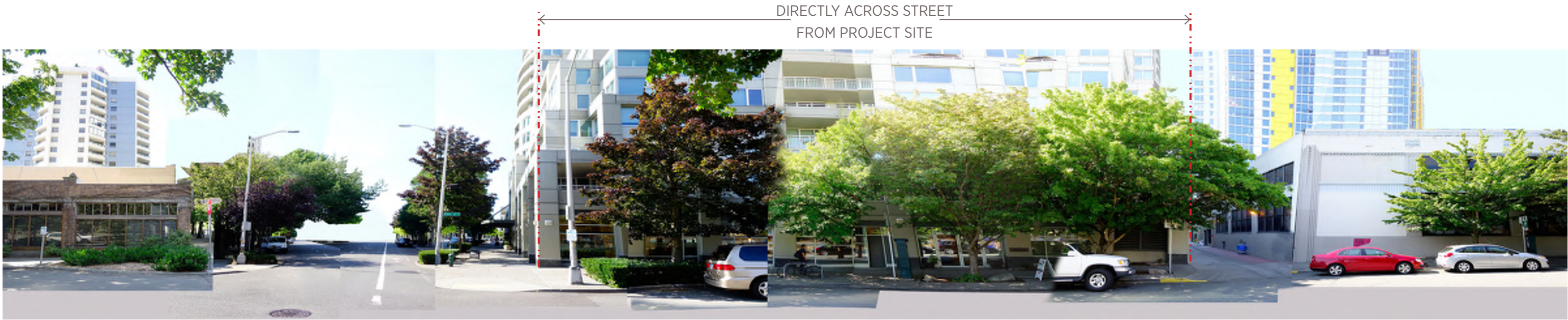




EXISTING  
STREETSCAPES  
VINE STREET



VINE STREET FACING SOUTH



VINE STREET FACING NORTH





EXISTING  
STREETSCAPES  
WALL STREET



WALL STREET FACING NORTH



WALL STREET FACING SOUTH





EXISTING  
STREETSCAPES  
2ND AVENUE

← PROJECT SITE →



2ND AVENUE FACING EAST

← DIRECTLY ACROSS STREET FROM PROJECT SITE →

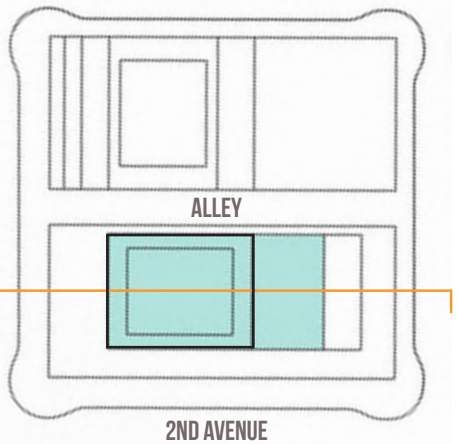


2ND AVENUE FACING WEST

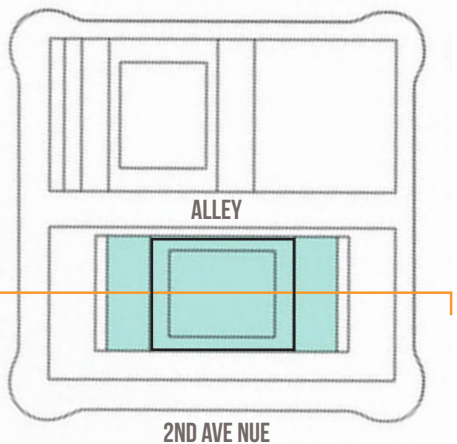


TOWER LOCATION

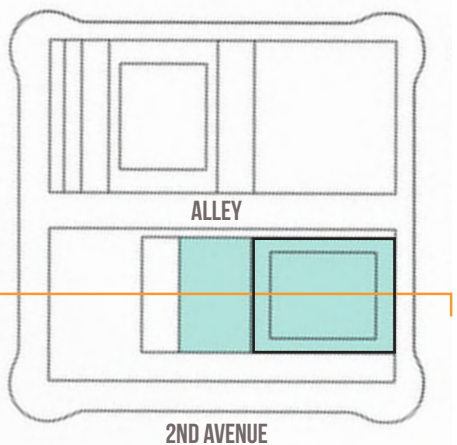
NORTH TOWER



MIDDLE TOWER

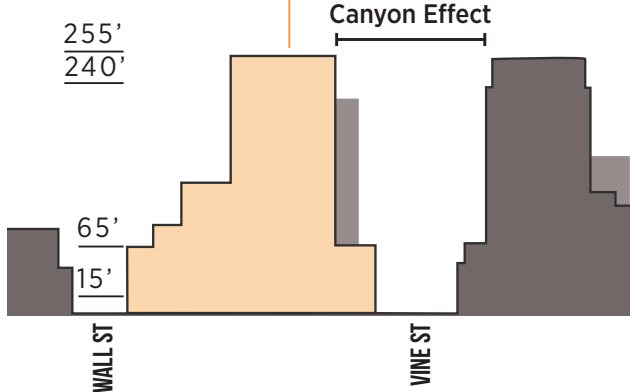


SOUTH TOWER

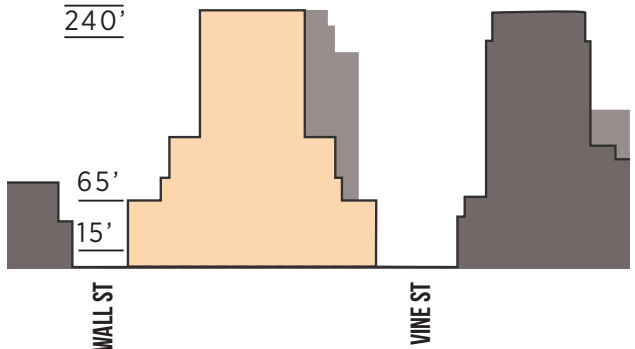


SECTION LOOKING WEST

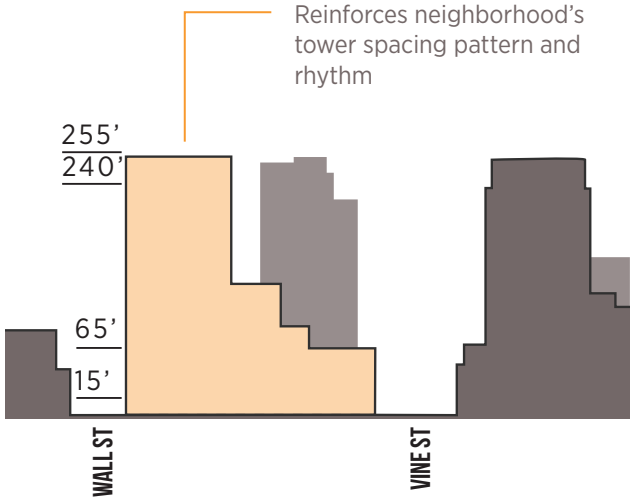
Does not follow neighborhood's tower spacing pattern and rhythm



255'  
240'



255'  
240'

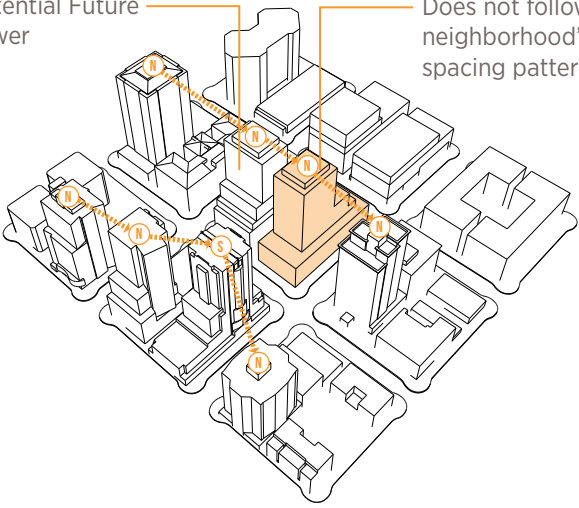


Reinforces neighborhood's tower spacing pattern and rhythm

AERIAL FROM NORTHWEST

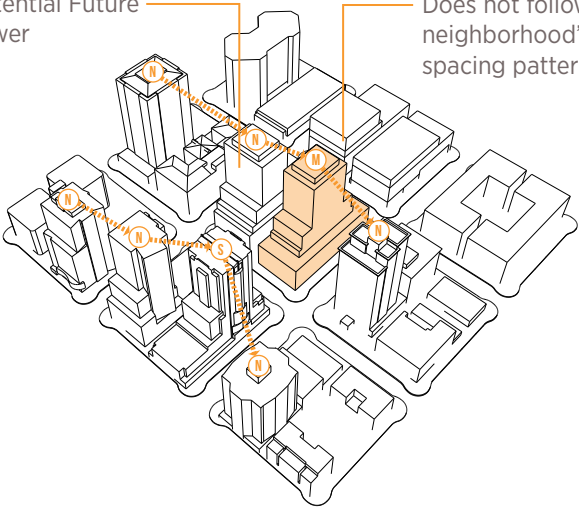
Potential Future Tower

Does not follow neighborhood's tower spacing pattern and rhythm



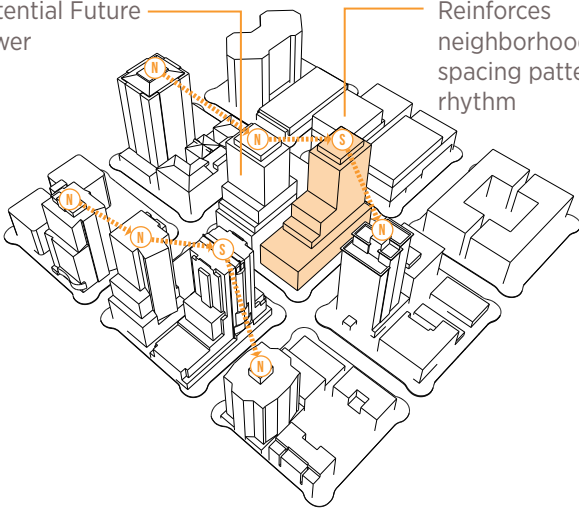
Potential Future Tower

Does not follow neighborhood's tower spacing pattern and rhythm



Potential Future Tower

Reinforces neighborhood's tower spacing pattern and rhythm



# TOWER LOCATION ANALYSIS

EDG MEETING 1 GUIDANCE

- All three massing options shown in EDG Meeting 1 located the tower on the south end of the site.
- The Board wanted to see more exploration of tower placement.

RESPONSE

Tower to north:

- Very close to Seattle Heights, lessening privacy
- Creates canyon effect on Vine Street green street
- Blocks views from neighboring towers
- Is contrary to established tower spacing pattern in neighborhood

Tower in center:

- Blocks views from neighboring towers
- Is contrary to established tower spacing pattern in neighborhood

PREFERRED TOWER POSITION:

- Allows the most air and light to Vine Street green street
- Least impact to neighboring towers' views
- Neighborhood Support expressed at community meetings and EDG Meeting 1 public comment period
- Continues the existing neighborhood tower spacing rhythm

DESIGN GUIDELINE

B1 Respond to the Neighborhood context